



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660027460 Parcel ID 22N17E-31-2-00000-000-0000 Cadastral ID 31-22-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 321481 STARKEY, TYLER & ABBIE 16344 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16344 E 460 RD Subdivision Lot/Block / Parcel Size 18.72 - Acres Sec/Twn/Rng 31 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34879446 -95.53589918																																																																																																																									
TR DESC 2635-482 AS COM NW/C NE NW; S89.5333E 450' TO POB; S00.1236E 1320.13'; S89.5351E 702.17'; N12.5357E 344.55'; S89.5351E 92'; N00.1105W 342.02'; N89.5342W 444.23'; N00.1151W 385'; N04 4728E 275.96'; N89.5333W 452.37' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/8/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	2,498 / 3,747
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,498
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	816 Attached Garage - Finished
Remodel	
Year/Eff Age	1988 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	98.30	Total Misc Impr	+ 51,894
Roofing Adj	+ 4.14	Garage Cost	+ 49,507
Subfloor Adj	+ -3.06	Total RCN	= 571,275
Heat/Cool Adj	+ 17.38	Depreciation (32%)	- 182,808
Plumbing Adj	+ 8.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 388,467
Adj Base Cost	= 125.40	Lot Value	+ 388,467
Total Area	x 3,747	Indicated Value	= 388,467
Adjusted Cost	= 469,874	Value Per SqFt	103.67

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	388,467
Lot Value	
Indicated Value	388,467 103.67 Per SqFt
Agland Value	2,180
Site Improvements	69,724
Total Value	848,838 226.54 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	66522	34x16		544	34.40		18,714
PRCH	SLAB PORCH - COVERED	66523	514		514	34.51		17,738



Rogers

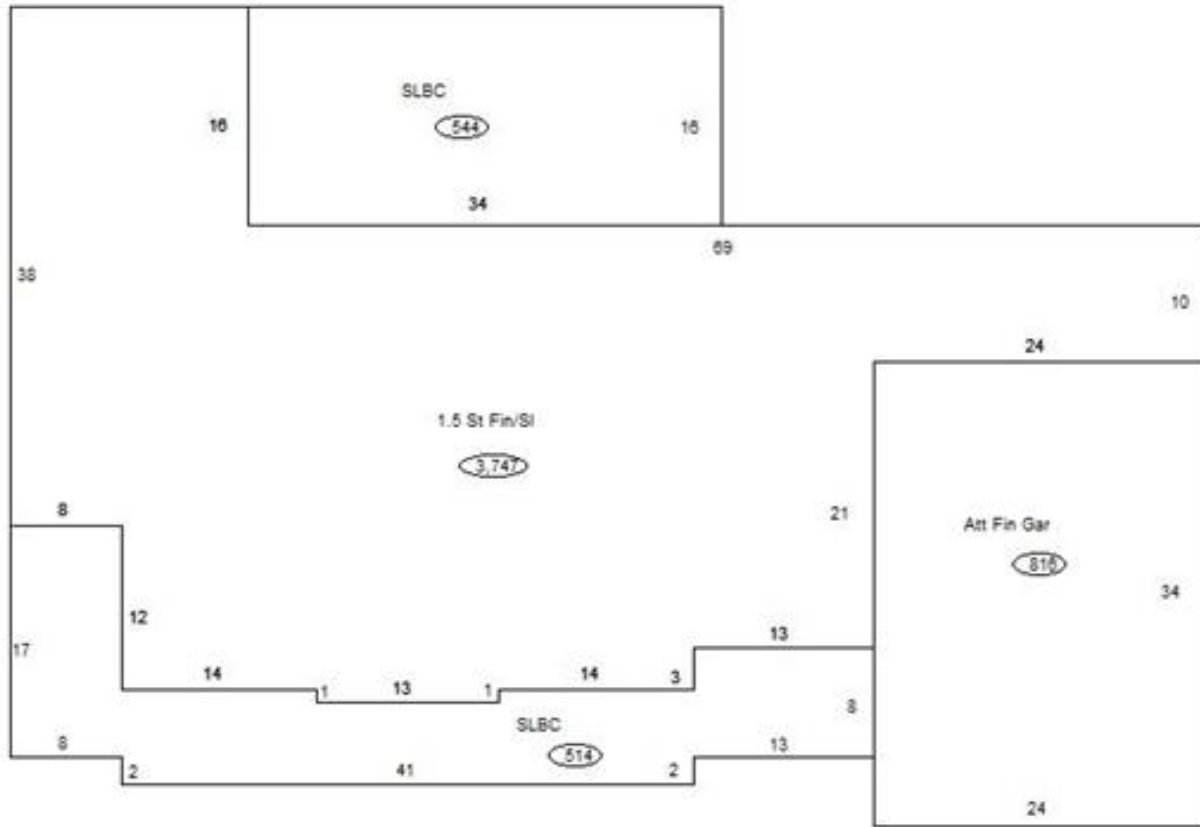
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,498	1.500	3,747
2	G	5		13	Att Fin Gar	816	1.000	816
3	M	PRCH		13	SLBC	544	1.000	544
4	M	PRCH		13	SLBC	514	1.000	514
Total Building Area						2,498		3,747



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	BARN	40x60x8	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (22.22 x 2,400)		53,328	53,328	13,332	39,996
	LOAF	LOAFING SHED	12x18x8	Dirt	Formed Metal	216
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 216)		1,473	1,473	678	795
	EQSH	Equipment Shed	70x24x10	Concrete	Composition Shingle	1,680
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (21.72 x 1,680)		36,490	36,490	9,123	27,367
	LOAF	LOAFING SHED	14x40x8	Dirt	Formed Metal	560
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 560)		3,819	3,819	2,253	1,566



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			17.432	122	122	2,134	2,134
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.288	36	36	46	46
TMBR Totals						18.720			2,180	2,180
Total Agland						18.720			2,180	2,180