



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:25:51  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027467 <b>Parcel ID</b> 22N17E-31-2-00000-000-0000 <b>Cadastral ID</b> 31-22-17-01610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 345524 HERSKOVITZ, CHARITY  16125 E 462 PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18255 S 4190 RD UNIT <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .95 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/8/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.34771885 -95.54102567 E 120' S 5.37 AC OF SW 10.37AC LOT 1 & E 120' S 14' N 5 AC OF SW 10 37 AC LOT 1																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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>CLIFTON, DALTON TYLER</td> <td>09/26/2024</td> <td></td> <td>219,000</td> </tr> <tr> <td>/</td> <td>JARMAN, TAYLOR</td> <td>01/12/2024</td> <td></td> <td>41,500</td> </tr> <tr> <td>/</td> <td>JARMAN, TEDDY LEE JR</td> <td>09/11/2023</td> <td></td> <td>0</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	/	CLIFTON, DALTON TYLER	09/26/2024		219,000	/	JARMAN, TAYLOR	01/12/2024		41,500	/	JARMAN, TEDDY LEE JR	09/11/2023		0																																																																																		
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.95							
Non-Ag Acres	0.9609							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	41,856.00 x .55 = 23,021			<p>\\tsclient\C\Users\TS\Pictures\2016-10-11 10-11-2016\10-11-2016   10/12/2016</p>				
Factor Value				<b>GRM Approach</b>				
Adjustments	5.4494			GRM Code				
Lot Value	125,451			Gross Rent 0.00				
				Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				<b>Direct Comparables</b>				
Style				Selection Model 1 Res				
Exterior Wall				Adjustment Model A2 AO Test				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				<b>Value Reconciliation</b>				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value 125,451				
Bed/F/H Bath / /				Indicated Value 125,451 0.00 Per SqFt				
Basement Area				Agland Value				
Garage Type				Site Improvements 30,518				
Remodel				Total Value 155,969 0.00 Total Value Per SqFt				
Year/Eff Age /								
<b>Cost Approach</b>								
				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 125,451					
Total Area	x	Indicated Value	= 125,451					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2016	Eff Age 8		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.92 x 1,200)	35,904	35,904	5,386	30,518



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



SHPF 12/8/2020

Residential Data	
Type	6 Mobile Home 56 x 28
Condition	4.3 - Good
Quality	4.3 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	41.86	Total Misc Impr	+	0	
Roofing Adj	+ 3.80	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	100,305	
Heat/Cool Adj	+ 4.01	Depreciation ( 46%)	-	46,140	
Plumbing Adj	+ 14.30	Lump Sums	+	1,560	
Basement Adj	+ 0.00	RCNLD	=	55,725	
Adj Base Cost	= 63.97	Lot Value	+		
Total Area	x 1,568	Indicated Value	=	55,725	
Adjusted Cost	= 100,305	Value Per SqFt		35.54	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,725		
Lot Value			
Indicated Value	55,725	35.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	55,725	35.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	131404	8x8		64	37.50	35%	1,560



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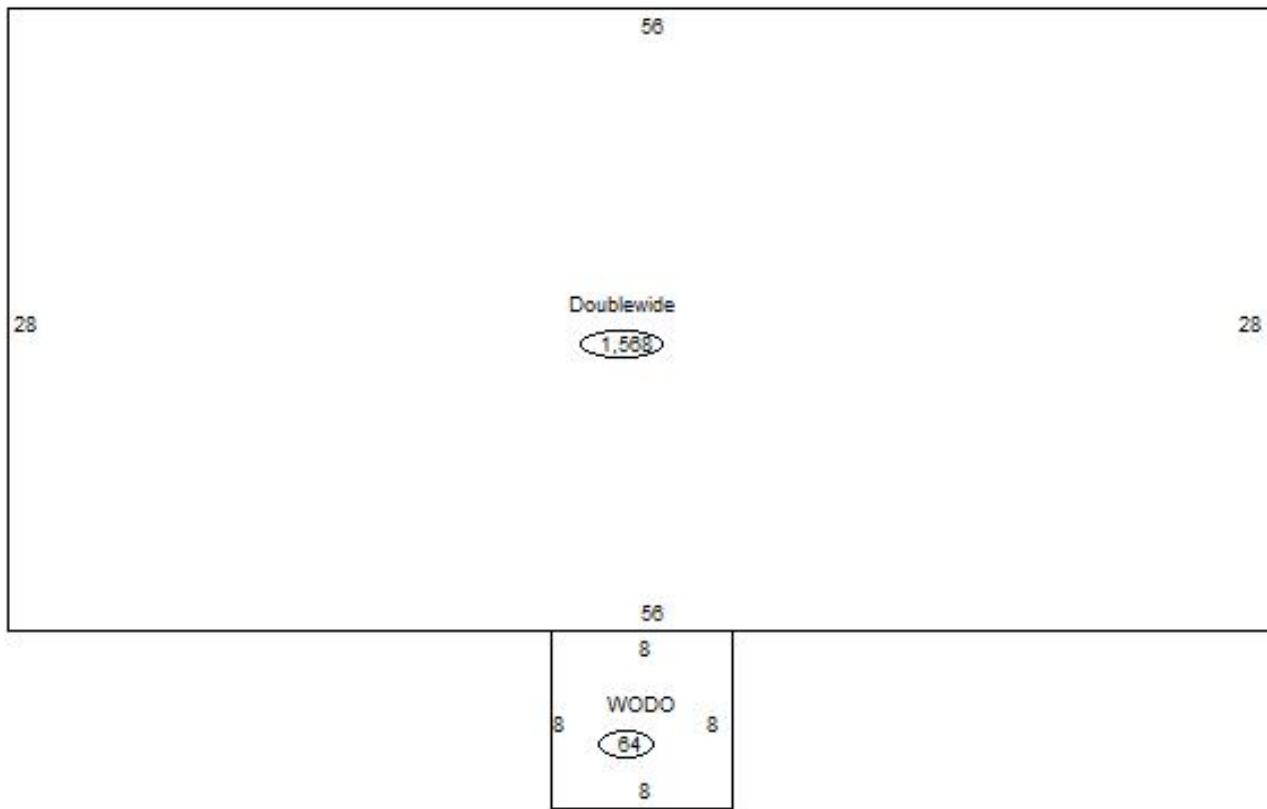
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,568	1.000	1,568
2	M	WODO		10	WODO	64	1.000	64
<b>Total Building Area</b>						1,568		1,568



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond	3	Year	2022
				Eff Age	3	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	3,116