



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:37:07  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027470 <b>Parcel ID</b> 22N17E-31-2-00000-000-0000 <b>Cadastral ID</b> 31-22-17-02000 <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> 34194 TAYLOR, JERRY R & KAREN L  18455 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18455 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34379277 -95.54257336 S 134' W 325' SW SW NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9999 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,554.00 x .55 = 23,955 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 23,955		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,602 / 1,602
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,602
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	616 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 41

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

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	212,114	132.41	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	100.37	<b>Total Misc Impr</b>	+	3,610	
<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+	4,990	
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	201,993	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 49%)</b>	-	98,977	
<b>Plumbing Adj</b>	+ 5.76	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	103,016	
<b>Adj Base Cost</b>	= 120.72	<b>Lot Value</b>	+	23,955	
<b>Total Area</b>	x 1,602	<b>Indicated Value</b>	=	126,971	
<b>Adjusted Cost</b>	= 193,393	<b>Value Per SqFt</b>		79.26	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	103,016		
<b>Lot Value</b>	23,955		
<b>Indicated Value</b>	126,971	79.26	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	39,347		
<b>Total Value</b>	166,318	103.82	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2021	1	0.00	
PRCH	Porch	66535	19x8		152	23.75	3,610



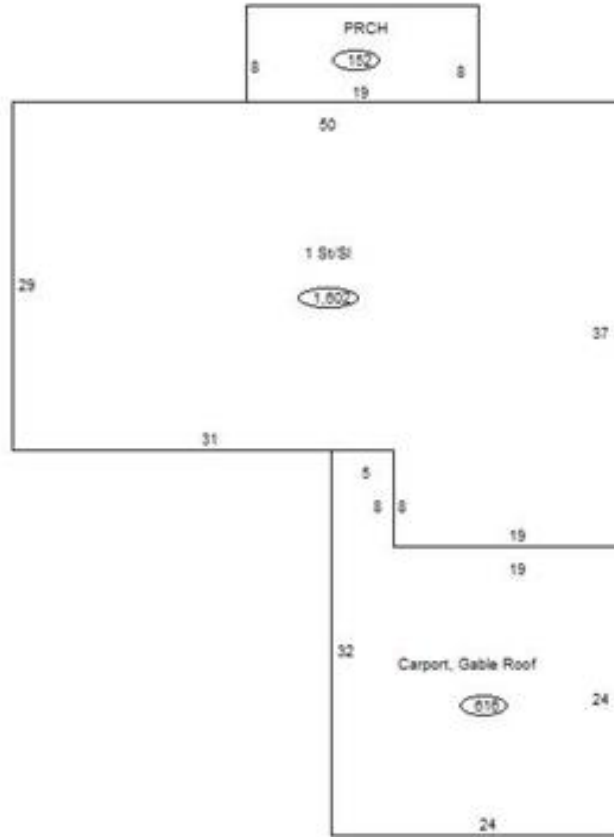
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,602	1.000	1,602
2	G	3		13	Carport, Gable Roof	616	1.000	616
3	M	PRCH		13	PRCH	152	1.000	152
<b>Total Building Area</b>						<b>1,602</b>		<b>1,602</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	24x20x0	Gravel	Formed Metal	480
	Qual 3	Cond 3	Year 2023	Eff Age 2		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.61 x 480)		2,213		2,213	2,213	
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2023	Eff Age 2		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.52 x 160)		3,923		3,923	392	3,531
	SPLG	Swimming Pool - In Ground	40x20x8			800
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (48.55 x 800)		38,840		38,840	20,974	17,866
	GZBO	Gazebo	12x12x8	Plank	Composition Shingle	144
	Qual 2	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30.76 x 144)		4,429		4,429	2,392	2,037
	UTIL	SHOP BUILDING	30x30x10	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.86 x 900)		28,674		28,674	14,050	14,624
	SHDS	Shed - Small	14x30x8	Dirt	Formed Metal	420
	Qual 2	Cond 3	Year 1990	Eff Age 27		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.58 x 420)		4,444		4,444	3,155	1,289