



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027478 Parcel ID 22N17E-31-1-00000-000-0000 Cadastral ID 31-22-17-02900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 312447 INGRAM, JAMES R & DIANA LOECHNER INGRAM 16524 E 460 RD CLAREMORE OK 74017-5358 Parcel Location Situs 16524 E 460 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 31 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34903680 -95.53070480																																																																																																																									
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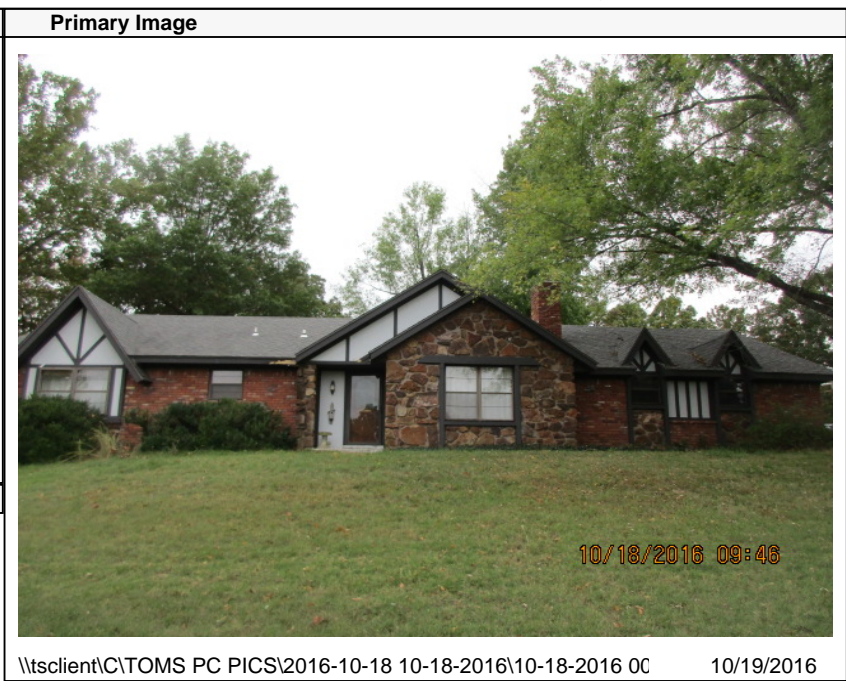
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\TOMS PC PICS\2016-10-18 10-18-2016\10-18-2016 0C 10/19/2016

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Veneer, Masonry
Base/Total Area	2,085 / 2,085
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,085
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	176,678		
Lot Value			
Indicated Value	176,678	84.74	Per SqFt
Agland Value	2,448		
Site Improvements	21,526		
Total Value	200,652	96.24	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.24	Total Misc Impr	+	15,583
Roofing Adj	+ 4.65	Garage Cost	+	26,885
Subfloor Adj	+ -2.19	Total RCN	=	321,233
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	144,555
Plumbing Adj	+ 9.36	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	176,678
Adj Base Cost	= 133.70	Lot Value	+	
Total Area	x 2,085	Indicated Value	=	176,678
Adjusted Cost	= 278,765	Value Per SqFt		84.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	66569	14x10		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	66570	6x4		24	26.85		644



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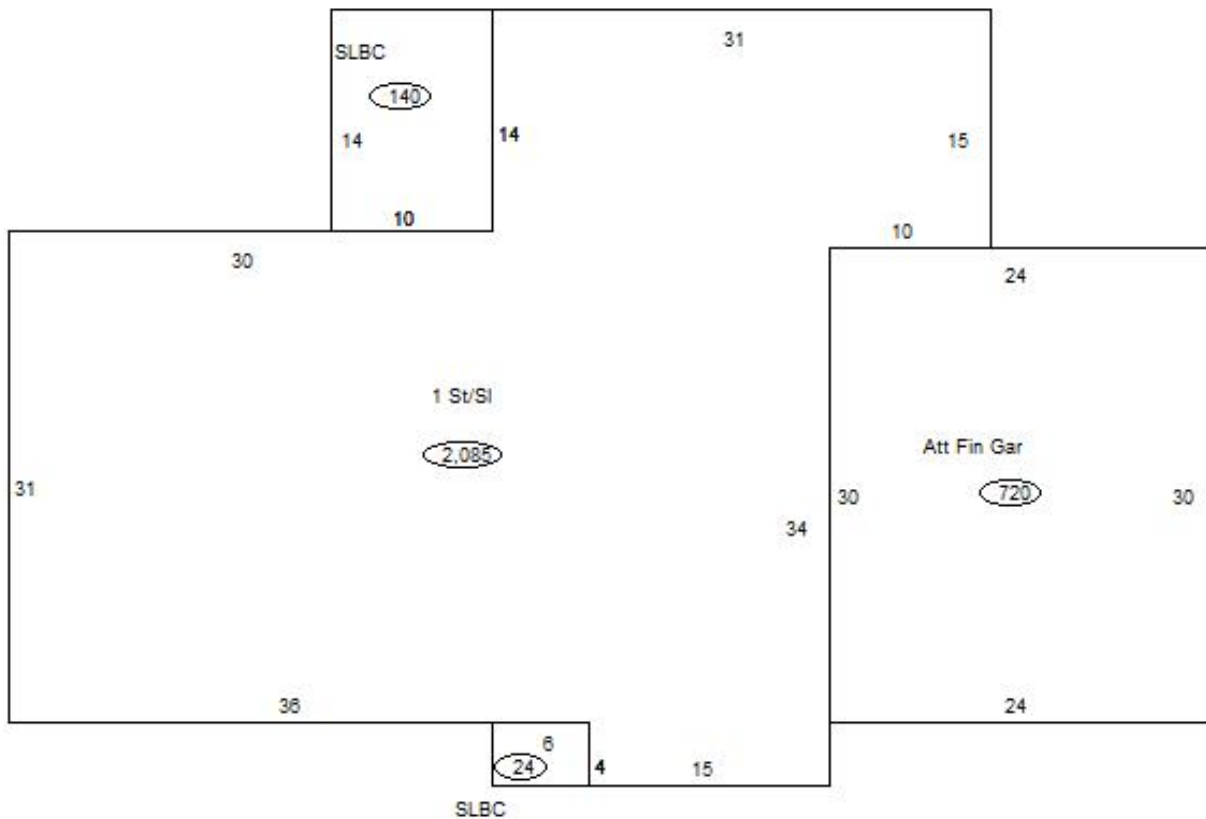
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,085	1.000	2,085
2	G	5		13	Att Fin Gar	720	1.000	720
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						2,085		2,085



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (10.21 x 1,200)	12,252		12,252	5,513	6,739
	LT	LEAN-TO	0x0x0			480
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 480)	1,402		1,402	631	771
	STF	STG FAIR	0x0x0			420
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 420)	1,966		1,966	1,278	688
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	12,500	12,500
	LF	LOAFING SHED	12x18x0			216
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 216)	920		920	92	828



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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			20.000	122	122	2,448	2,448
NTV PST Totals						20.000			2,448	2,448
Total Agland						20.000			2,448	2,448