



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027489 <b>Parcel ID</b> 22N17E-31-4-00000-000-0000 <b>Cadastral ID</b> 31-22-17-04000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 334764 STEPHENS, MIKE & MARCIA 2011 REVOCABLE FAMILY TRUST  18556 S 4200 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18556 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.27 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>12/16/2020 11:10</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/16/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.34213477 -95.52619258 N 150' S 207' NE NE SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 4071 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0 <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

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>	1,450 / 1,450
<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>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	525 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

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

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

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>	100.66	<b>Total Misc Impr</b>	+ 13,418	<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+ 17,876
<b>Subfloor Adj</b>	+ 1.12	<b>Total RCN</b>	= 215,778	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	- 88,469
<b>Plumbing Adj</b>	+ 9.71	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 127,309
<b>Adj Base Cost</b>	= 127.23	<b>Lot Value</b>	+ 127,309	<b>Total Area</b>	x 1,450	<b>Indicated Value</b>	= 127,309
		<b>Value Per SqFt</b>	87.80	<b>Adjusted Cost</b>	= 184,484		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	127,309		
<b>Lot Value</b>			
<b>Indicated Value</b>	127,309	87.80	Per SqFt
<b>Agland Value</b>	323		
<b>Site Improvements</b>	14,774		
<b>Total Value</b>	142,406	98.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66603	13x8		104	23.94		2,490
EPSW	ENCLOSED PORCH - SOLID WALL	66604	8x7		56	63.34		3,547
PRCH	SLAB PORCH - COVERED	116970	17x12		204	23.55		4,804
PRCH	SLAB PORCH - COVERED	148805	7x5		35	24.16		846
PRCH	SLAB PORCH - COVERED	148806	12x6		72	24.04		1,731



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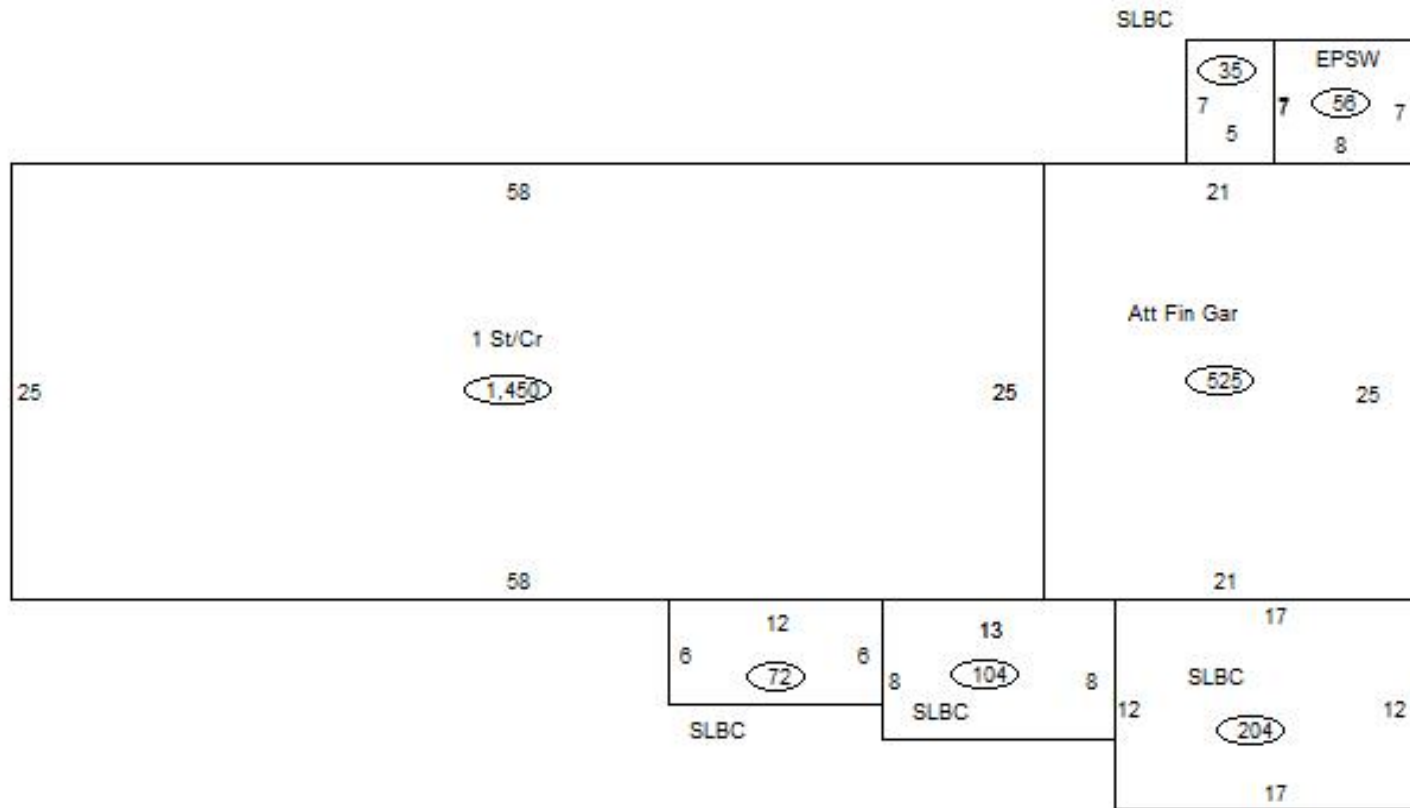
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,450	1.000	1,450
2	G	5		13	Att Fin Gar	525	1.000	525
3	M	PRCH		13	SLBC	104	1.000	104
4	M	EPSW		13	EPSW	56	1.000	56
5	M	PRCH		13	SLBC	204	1.000	204
6	M	PRCH		13	SLBC	35	1.000	35
7	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						1,450		1,450



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	18x28x10	Concrete	Formed Metal	504
	Qual 2	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 (29.31 x 504)		14,772	14,772	2,216	12,556
	CPAT	Carport - Attached	21x21x10	Concrete	Formed Metal	441
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.06 x 441)		4,436	4,436	2,218	2,218
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.67 x 360)		1,681	1,681	1,681	



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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			.210	122	122	26	26
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.060	144	144	297	297
<b>NTV PST Totals</b>						2.270			323	323
<b>Total Agland</b>						2.270			323	323