



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:06:50
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Assessment Data					Primary Image																																																																																																																				
Account 660027868 Parcel ID 22N17E-32-3-00000-000-0000 Cadastral ID 32-22-17-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 309066 KUNKEL, FREDERICK W JR 18725 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18725 S 4210 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 32 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34086829 -95.50944343																																																																																																																									
S2 NE SE					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	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,016 / 3,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,016
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	616 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 /

660027868_001.JPG 1/25/2025

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	97.34	Total Misc Impr	+ 21,919
Roofing Adj	+ 5.89	Garage Cost	+ 29,365
Subfloor Adj	+ -3.22	Total RCN	= 411,998
Heat/Cool Adj	+ 14.47	Depreciation (0%)	- 0
Plumbing Adj	+ 5.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 411,998
Adj Base Cost	= 119.60	Lot Value	+ 411,998
Total Area	x 3,016	Indicated Value	= 411,998
Adjusted Cost	= 360,714	Value Per SqFt	136.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	411,998		
Lot Value			
Indicated Value	411,998	136.60	Per SqFt
Agland Value	1,026		
Site Improvements	41,728		
Total Value	454,752	150.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165640	24x10		240	28.67		6,881
PRCH	Porch	165642	320		320	28.41		9,091
FPPF	Fireplace - Prefabricated		1		1	5,947.13		5,947



Rogers

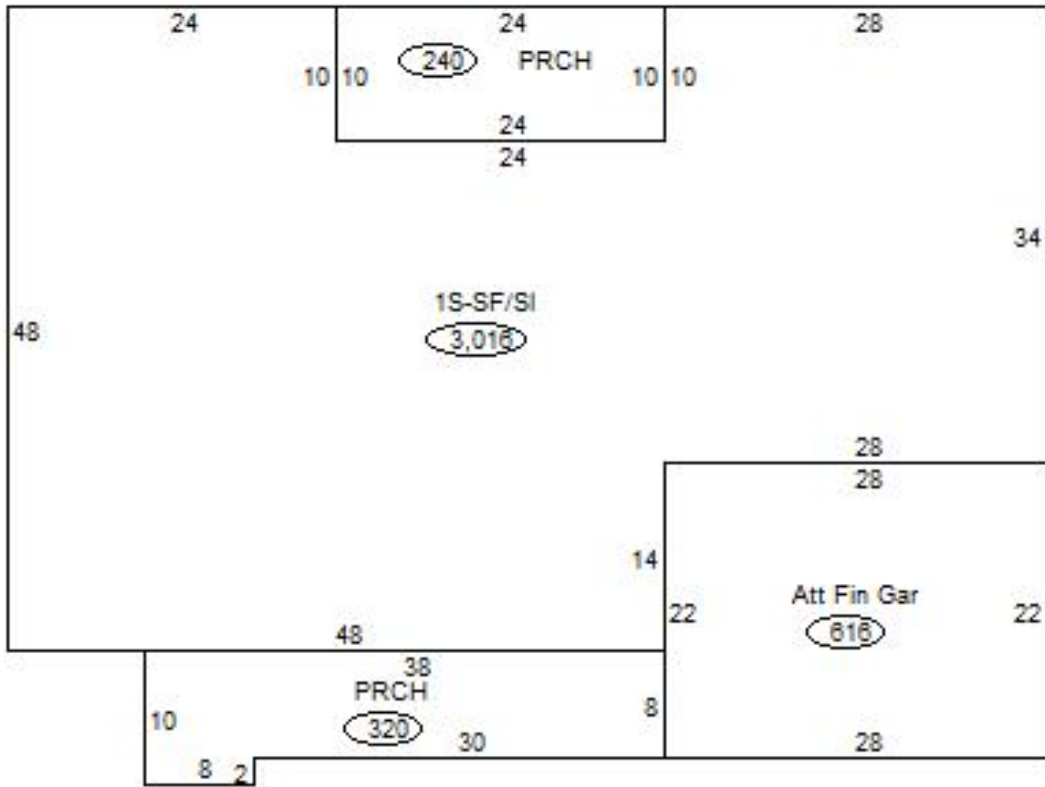
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,016	1.000	3,016
2	M	PRCH		20	PRCH	240	1.000	240
3	G	5		20	Att Fin Gar	616	1.000	616
4	M	PRCH		20	PRCH	320	1.000	320
Total Building Area						3,016		3,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x60x10	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (28.03 x 1,800) 50,454		Modifier Total	RCN 50,454	Depr (25% Phys/ % Func) 12,614	RCNLD 37,840
	LNT0	LEAN-TO	10x60x10	Plank	Formed Metal	600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (13.50 x 600) 8,100		Modifier Total	RCN 8,100	Depr (52% Phys/ % Func) 4,212	RCNLD 3,888



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	2.000	108	108	216	216
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	12.000	36	36	432	432
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	6.000	63	63	378	378
TMBR Totals						20.000			1,026	1,026
Total Agland						20.000			1,026	1,026