



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:06:59
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Assessment Data					Primary Image																																																																																																																				
Account 660027884 Parcel ID 22N17E-32-3-00000-000-0000 Cadastral ID 32-22-17-02400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 304560 THOMPSON, VERA LAVON REVOCABLE INTERVIVOS TRUST PO BOX 183 CLAREMORE OK 74018-0183 Parcel Location Situs 17311 E 470 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 32 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33812670 -95.51947543 W 330' E 495' W2 SE SW																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	9.9773							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	434,611.00 x .30 = 130,433							
Factor Value								
Adjustments	1.0000							
Lot Value	130,433							
Residential Data								
Type	1 Single Family Residence							
Condition	3.5 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Veneer, Stone							
Base/Total Area	1,612 / 1,612							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,612							
Fixture/RghIn	4 /							
Bed/F/H Bath	3 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1977 / 33							
Cost Approach								
Manual : 01/2025								
Base Cost	103.80	Total Misc Impr	+	3,845				
Roofing Adj	+ 4.16	Garage Cost	+					
Subfloor Adj	+ -1.09	Total RCN	=	200,187				
Heat/Cool Adj	+ 11.47	Depreciation (43%)	-	86,080				
Plumbing Adj	+ 3.46	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	114,107				
Adj Base Cost	= 121.80	Lot Value	+	130,433				
Total Area	x 1,612	Indicated Value	=	244,540				
Adjusted Cost	= 196,342	Value Per SqFt		151.70				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	136,495	84.67	Per SqFt					
Direct Comparables								
Selection Model	1 Res							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	114,107							
Lot Value	130,433							
Indicated Value	244,540	151.70	Per SqFt					
Agland Value								
Site Improvements	13,678							
Total Value	258,218	160.18	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67394	21x4		84	24.00		2,016
PATO	SLAB PORCH - OPEN	67395	18x10		180	10.16		1,829

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/18/2020



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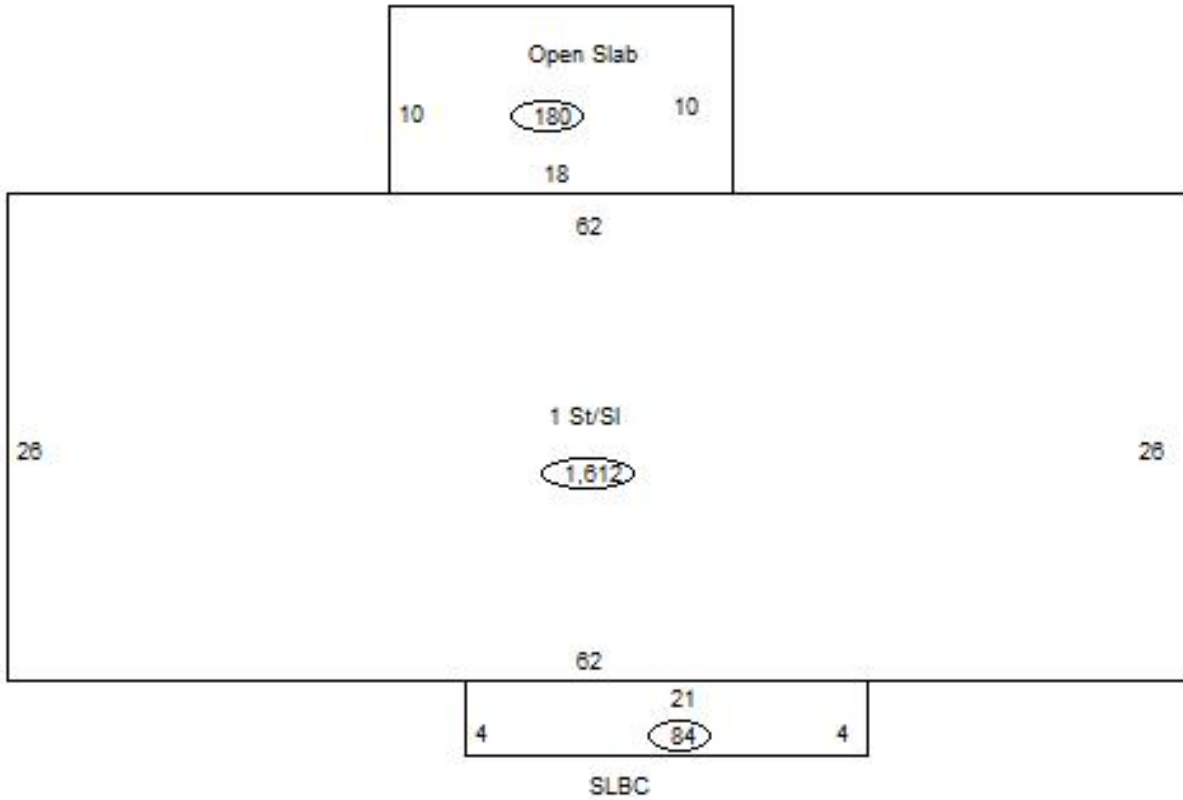
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Sketch Image

660027884



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,612	1.000	1,612
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						1,612		1,612



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	BARN	40x30x10	Concrete	Galvanized Metal	1,200
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)
Base Cost (24.10 x 1,200)		28,920		28,920	15,906	13,014
	LOAF	LOAFING SHED	12x30x8	Dirt	Galvanized Metal	360
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)
Base Cost (6.36 x 360)		2,290		2,290	1,626	664