



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660027887 Parcel ID 22N17E-32-2-00000-000-0000 Cadastral ID 32-22-17-02700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 342647 PAYNE, EMILY GRACE VOSBERG 18850 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18850 S 4210 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 32 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34543213 -95.51836815																																																																																																																									
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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,688 / 1,688
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	320 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	92.75	Total Misc Impr	+ 8,883
Roofing Adj	+ 4.32	Garage Cost	+ 12,534
Subfloor Adj	+ 1.15	Total RCN	= 215,790
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 114,369
Plumbing Adj	+ 5.46	Lump Sums	+ 4,909
Basement Adj	+ 0.00	RCNLD	= 106,330
Adj Base Cost	= 115.15	Lot Value	+
Total Area	x 1,688	Indicated Value	= 106,330
Adjusted Cost	= 194,373	Value Per SqFt	62.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,330		
Lot Value			
Indicated Value	106,330	62.99	Per SqFt
Agland Value	2,218		
Site Improvements	78,774		
Total Value	288,743	171.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	67401	18x6		108	23.92		2,583
WODC	WOOD DECK - COVERED	67402	14x8		112	43.83		4,909
PATO	SLAB PORCH - OPEN	67403	14x8		112	10.75		1,204



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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	1,688	1.000	1,688
2	G	5		13	Att Fin Gar	320	1.000	320
3	M	PRCH		13	SLBC	108	1.000	108
4	M	WODC		13	WODC	112	1.000	112
5	M	PATO		13	Open Slab	112	1.000	112
Total Building Area						1,688		1,688



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	34x14x0			476	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
	Base Cost (52.18 x 476)		24,838		24,838	13,413	11,425
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
	Base Cost (30.80 x 1,200)		36,960		36,960	9,240	27,720
	SHDS	Shed - Small	20x24x8	Concrete	Composition Shingle	480	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (13.82 x 480)		6,634		6,634	3,914	2,720
	PLHR	Pool House - Residential	30x24x8	Concrete	Composition Roll	720	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (81.37 x 720)		58,586		58,586	21,677	36,909



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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			1.755	122	122	215	215
HC	HECTOR STONY SANDY LOAM	TMBR	20			24.615	36	36	886	886
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.697	63	63	107	107
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			11.933	85	85	1,010	1,010
TMBR Totals						40.000			2,218	2,218
Total Agland						40.000			2,218	2,218