



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:45:21
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027941 Parcel ID 23N17E-32-1-00000-000-0000 Cadastral ID 32-23-17-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 320774 STIMSON, DARIS D & SUE ANN CO TRUSTEES PO BOX 127 FOYIL OK 74031-0000 Parcel Location Situs 17760 E HWY 28A Subdivision Lot/Block / Parcel Size 60 - Acres Sec/Twn/Rng 32 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p style="text-align: right; color: orange;">11/19/2020 14:07</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-19\IMG_004! 11/25/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.43568067 -95.51208377 W2 NE NE & N2 NW NE & NW SE NE & SE NW NE																																																																																																																									
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Date 04/17/2026
Time 06:45:21
Page 2

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

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2 - Fair
Architecture TRAD TRADITIONAL
Style 100% One Story
Exterior Wall 100% Veneer, Masonry
Base/Total Area 2,056 / 2,056
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 4 Metal, Preformed
Area on Slab 0
Fixture/RghIn 11 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type 342 Carport - Gable Roof
Remodel
Year/Eff Age 1966 / 45

Cost Approach

Manual : 01/2025

Base Cost	93.08	Total Misc Impr	+	15,852
Roofing Adj	+ 4.47	Garage Cost	+	2,237
Subfloor Adj	+ 2.19	Total RCN	=	256,976
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	141,337
Plumbing Adj	+ 6.15	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	115,639
Adj Base Cost	= 116.19	Lot Value	+	
Total Area	x 2,056	Indicated Value	=	115,639
Adjusted Cost	= 238,887	Value Per SqFt		56.24

Primary Image



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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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	115,639		
Lot Value			
Indicated Value	115,639	56.24	Per SqFt
Agland Value	6,488		
Site Improvements	18,760		
Total Value	256,526	124.77	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	67517		248	248	20.52		5,089
PRCH	SLAB PORCH - COVERED	67518	38x8		304	20.35		6,186



Rogers

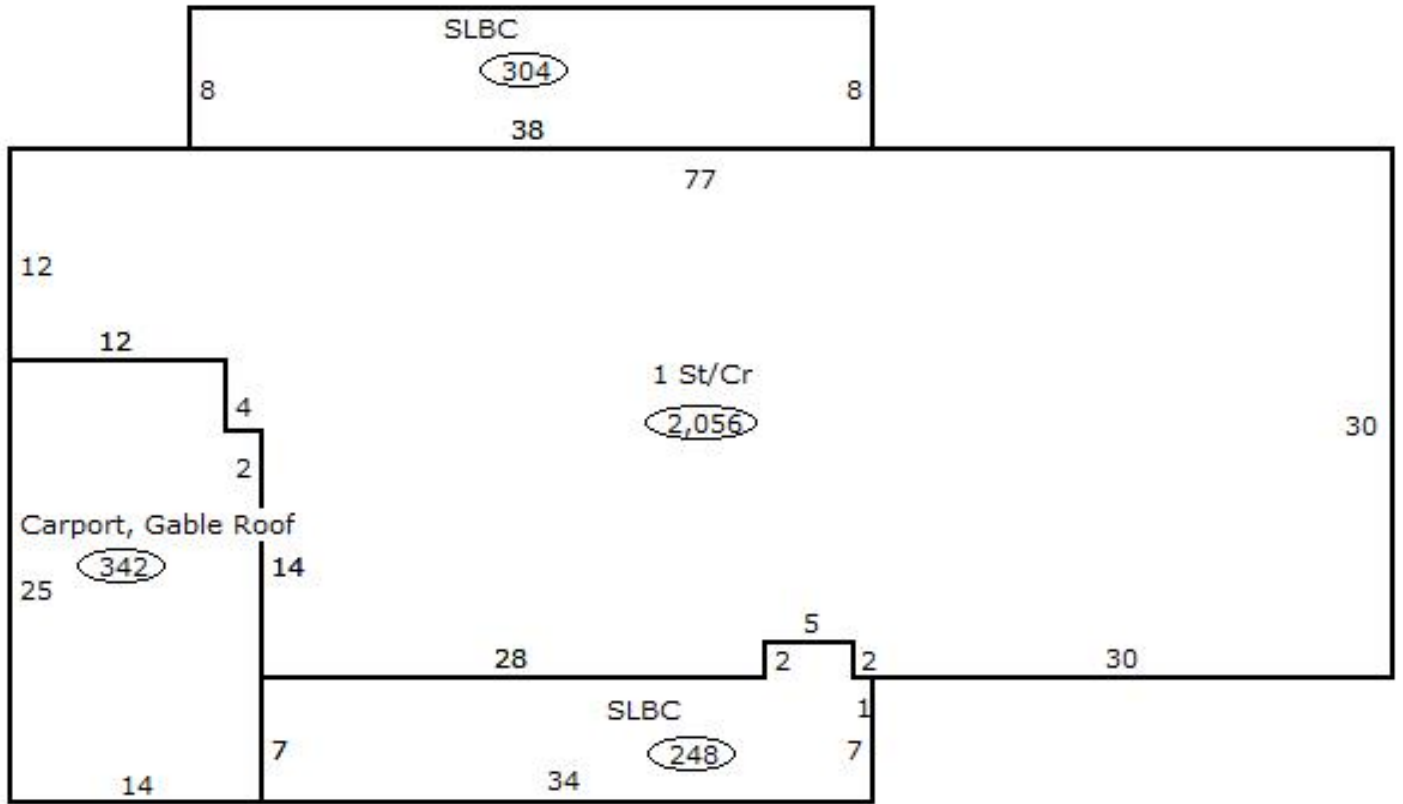
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Date 04/17/2026
 Time 06:45:21
 Page 3

Sketch Image

660027941



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,056	1.000	2,056
2	G	3		13	Carport, Gable Roof	342	1.000	342
3	M	PRCH		13	SLBC	248	1.000	248
4	M	PRCH		13	SLBC	304	1.000	304
Total Building Area						2,056		2,056



Rogers

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Date 04/17/2026
Time 06:45:21
Page 4

660027941

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	18x20x8	Concrete	Composition Shingle	360
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (7.76 x 360)	2,794		2,794	1,928	866
	BNGP	Barn - General Purpose	20x48x8	Dirt	Galvanized Metal	960
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (20.40 x 960)	19,584		19,584	10,771	8,813
	GRDT	Garage - Detached	20x40x8	Concrete	Formed Metal	800
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 800)	13,848		13,848	8,586	5,262
	PCPT	Carport - Portable	18x20x6	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 360)	1,660		1,660	1,660	
	EQSH	Equipment Shed	20x30x8	Dirt	Galvanized Metal	600
	Qual	3	Cond 3	Year 1967	Eff Age 44	
	Valuation Summary		Modifier Total	RCN	Depr (67% Phys/ % Func)	RCNLD
	Base Cost (19.29 x 600)	11,574		11,574	7,755	3,819



Rogers

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Time 06:45:21
Page 5

Agland Inventory

660027941

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.009	92	92	1	1
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.074	143	143	10	10
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			15.395	122	122	1,884	1,884
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			17.410	168	168	2,925	2,925
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.024	144	144	3	3
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.575	192	192	110	110
HC	HECTOR STONY SANDY LOAM	TMBR	20			7.573	36	36	273	273
HC	HECTOR STONY SANDY LOAM	NTV PST	20			.023	48	48	1	1
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			17.857	63	63	1,125	1,125
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			.051	84	84	4	4
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			.018	113	113	2	2
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			.993	151	151	150	150
NTV PST Totals						60.000			6,488	6,488
Total Agland						60.000			6,488	6,488