



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 15:04:18

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Assessment Data					Primary Image																																																																																																																				
Account 660027942 Parcel ID 23N17E-32-4-00000-000-0000 Cadastral ID 32-23-17-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 297283 SMITH, ROBERT E & DOLORES K 12553 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12553 S 4210 RD Subdivision Lot/Block / Parcel Size 44 - Acres Sec/Twn/Rng 32 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43068833 -95.50854451 SE SE NE & NE NE SE & THAT PT OF SE NE SE LYING E OF CO RD; AND E2 SW SE NE & NE SE NE.																																																																																																																									
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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	3,044 / 4,292
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,044
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1994 / 24

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	70.49	Total Misc Impr	+ 15,068
Roofing Adj	+ 2.53	Garage Cost	+ 14,755
Subfloor Adj	+ 0.00	Total RCN	= 412,111
Heat/Cool Adj	+ 10.30	Depreciation (35%)	- 144,239
Plumbing Adj	+ 5.75	Lump Sums	+ 13,778
Basement Adj	+ 0.00	RCNLD	= 281,650
Adj Base Cost	= 89.07	Lot Value	+
Total Area	x 4,292	Indicated Value	= 281,650
Adjusted Cost	= 382,288	Value Per SqFt	65.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	281,650		
Lot Value			
Indicated Value	281,650	65.62	Per SqFt
Agland Value	4,249		
Site Improvements	77,430		
Total Value	363,329	84.65	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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	67521	18x3		54	21.12		1,140
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	67522	18x8		144	23.04		3,318
PATO	SLAB PORCH - OPEN	67523	148		148	9.84		1,456
BALW	BALCONY - WOOD	67524	15x8		120	25.04		3,005
WODO	WOOD DECK - OPEN	67526	760		760	15.08	6%	10,773
SHLT	LOCATED IN THE FORK BETWEEN THE 2 HOUSES			1 2025	1	0.00		



Rogers

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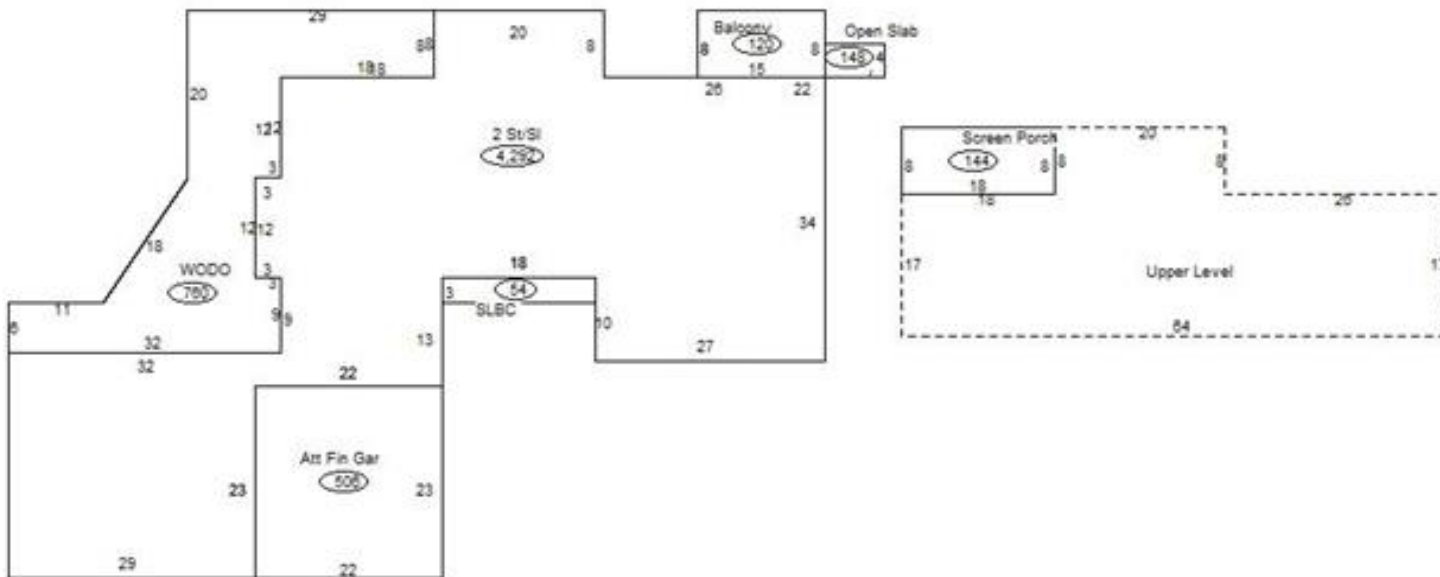
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Sketch Image

660027942



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2 St/Sl	3,044	1.410	4,292
2	G	5		20	Att Fin Gar	506	1.000	506
3	M	PRCH		20	SLBC	54	1.000	54
4	M	EPKS		20	Screen Porch	144	1.000	144
5	M	PATO		20	Open Slab	148	1.000	148
6	M	BALW		20	Balcony	120	1.000	120
7	U	^UL		20	Upper Level	1,248	1.000	1,248
8	M	WODO		20	WODO	760	1.000	760
Total Building Area						3,044		4,292



Rogers





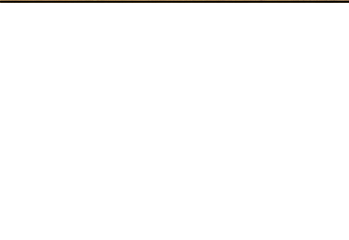


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Outbuildings/Site Improvements

660027942

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS SHDS		12x30x8	Plank	Composition Shingle	360	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	Office Finish	Area	360		21,416		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (20.68 x 360)	7,445	21,416	28,861	13,276	15,585	
	SHDS Shed - Small		12x28x8	Plank	Composition Shingle	336	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	Office Finish	Area	336		19,989		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (20.82 x 336)	6,996	19,989	26,985	12,413	14,572	
	PCPT Carport - Portable		20x40x12	Gravel	Formed Metal	800	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (5.30 x 800)	4,240		4,240	4,240	
	BNGP Barn - General Purpose		35x40x10	Dirt	Formed Metal	1,400	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (21.37 x 1,400)	29,918		29,918	7,480	22,438
	PCPT Carport - Portable		10x20x8	Dirt	Formed Metal	200	
	Qual 3	Cond 3	Year 2008	Eff Age 14			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.61 x 200)	922		922	922	
	UTIL SHOP BUILDING		30x40x10	Concrete	Formed Metal	1,200	
	Qual 3	Cond 3	Year 2005	Eff Age 16			
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (30.80 x 1,200)	36,960		36,960	13,675	23,285
	LNT0 LEAN-TO		12x40x8	Dirt	Formed Metal	480	
	Qual 2	Cond 3	Year 2005	Eff Age 16			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (8.07 x 480)	3,874		3,874	2,324	1,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x20x8	Plank	Galvanized Metal	400
	Qual	3	Cond 1.5	Year 1990	Eff Age 43	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (20.44 x 400)		8,176		8,176	8,176	



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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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,142 / 1,142
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,142
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	160,851 140.85 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	107.81	Total Misc Impr	+ 10,722
Roofing Adj	+ 4.61	Garage Cost	+ 16,155
Subfloor Adj	+ -1.19	Total RCN	= 172,585
Heat/Cool Adj	+ 11.47	Depreciation (24%)	- 41,420
Plumbing Adj	+ 4.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 131,165
Adj Base Cost	= 127.59	Lot Value	+ 131,165
Total Area	x 1,142	Indicated Value	= 131,165
Adjusted Cost	= 145,708	Value Per SqFt	114.86

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	131,165
Lot Value	
Indicated Value	131,165 114.86 Per SqFt
Agland Value	
Site Improvements	
Total Value	131,165 114.86 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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PRCH	SLAB PORCH - COVERED	67529	30x8		240	23.44		5,626



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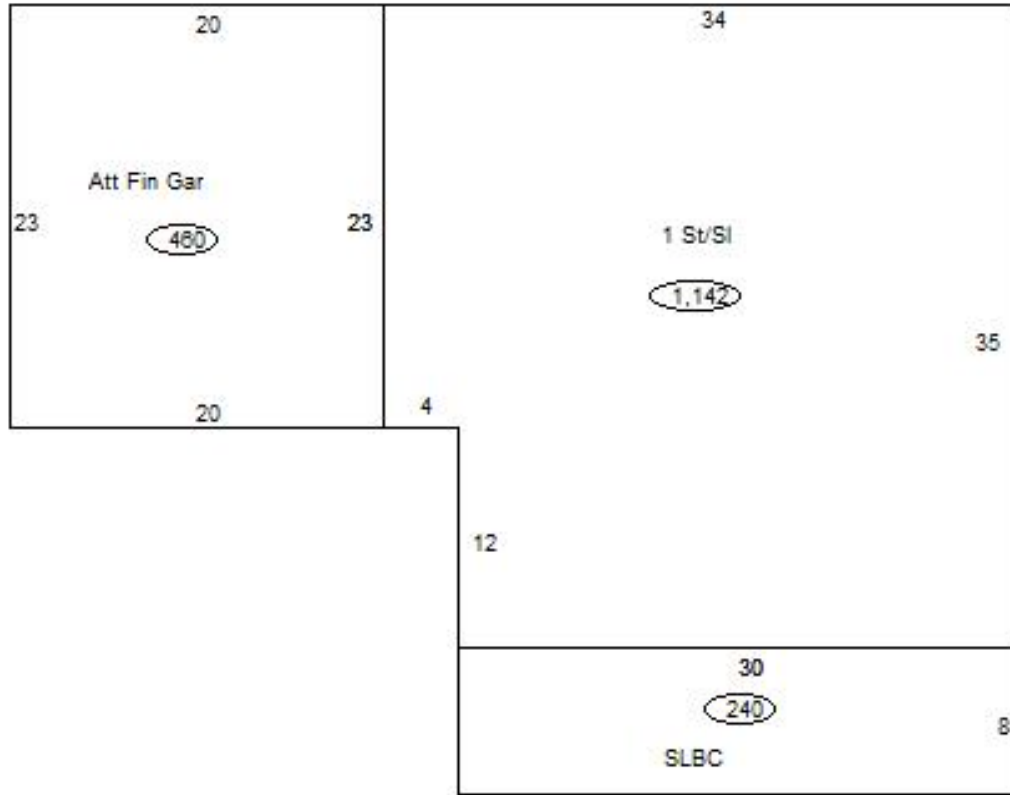
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Sketch Image

660027942



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2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,142		1,142



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		8.000	36	36	288	288
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		7.000	36	36	252	252
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		1.000	63	63	63	63
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63	0		1.000	113	113	113	113
VD	VERDIGRIS SILT LOAM	TMBR	95	0		2.000	171	171	342	342
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		10.000	85	85	846	846
TMBR Totals						29.000			1,904	1,904
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63	0		6.000	151	151	907	907
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63	0		5.000	151	151	756	756
VD	VERDIGRIS SILT LOAM	NTV PST	95	0		2.000	228	228	456	456
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47	0		2.000	113	113	226	226
NTV PST Totals						15.000			2,345	2,345
Total Agland						44.000			4,249	4,249