



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:02:34
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Assessment Data					Primary Image																																																																																																																				
Account 660027976 Parcel ID 23N17E-32-3-00000-000-0000 Cadastral ID 32-23-17-03700 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 279594 CYR, JAMES L & PAMELA A 12570 S ANDY PAYNE BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 12570 S ANDY PAYNE BLVD Subdivision Lot/Block / Parcel Size 2.72 - Acres Sec/Twn/Rng 32 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-17\IMG_003; 11/24/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.43017957 -95.52237326 TR DESC AS BEG ELY ROW LN US HWY 66 & W BOUNDARY LN NW SW SAID PT BEING S00.1020E 358.31' FROM NW/C NW SW; N38 3100E 121.47'; N87.2914E 503.49' TO POB; N00.2308E 235.28' TO N BOUNDARY NW SW; S89.3652E 573.25' TO W BOUNDARY OF OLD US HWY 66; SWLY CURVE RIGHT RAD 2283.84 DIST 262.12'; S87.2914W 422.57' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-17\IMG_003 11/24/2020</p>				
Lot Count								
Units Buildable	2.72							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	150,982.00 x .39 = 59,526							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	59,526			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	59,526			
Basement Area				Indicated Value	59,526			
Garage Type				Agland Value	0.00 Per SqFt			
Remodel				Site Improvements	47,076			
Year/Eff Age /				Total Value	106,602			
Cost Approach					0.00 Total Value Per SqFt			
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 59,526					
Total Area	x	Indicated Value	= 59,526					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)		2,374		2,374	2,374	
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)		3,923		3,923	3,923	
	UTIL	SHOP BUILDING	30x44x10	Concrete	Formed Metal	1,320
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (31.74 x 1,320)		41,897		41,897	10,474	31,423
	EQSH	Equipment Shed	30x30x8	Gravel	Formed Metal	900
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (19.45 x 900)		17,505		17,505	4,376	13,129
	SHDS	Shed - Small	12x20x8	Plank	Galvanized Metal	240
	Qual 2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (16.85 x 240)		4,044		4,044	2,386	1,658
	CPDT	Carport - Detached	18x20x8	Concrete	Formed Metal	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



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 48 x 24
Condition	3.5 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1981 / 31

\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-17\IMG_003; 11/24/2020

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	35.14	Total Misc Impr	+ 9,527				
Roofing Adj	+ 2.74	Garage Cost	+ 21,923				
Subfloor Adj	+ 0.00	Total RCN	= 90,052				
Heat/Cool Adj	+ 3.76	Depreciation (69%)	- 62,136				
Plumbing Adj	+ 9.23	Lump Sums	+ 2,521				
Basement Adj	+ 0.00	RCNLD	= 30,437				
Adj Base Cost	= 50.87	Lot Value	+ 30,437				
Total Area	x 1,152	Indicated Value	= 30,437				
Adjusted Cost	= 58,602	Value Per SqFt	26.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,437		
Lot Value			
Indicated Value	30,437	26.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	30,437	26.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	132393	24x8		192	41.61		7,989
WODC	Wood Deck - Covered	132394	12x8		96	47.75	45%	2,521
PRCH	Porch	169617	12x8		96	16.02		1,538



Rogers

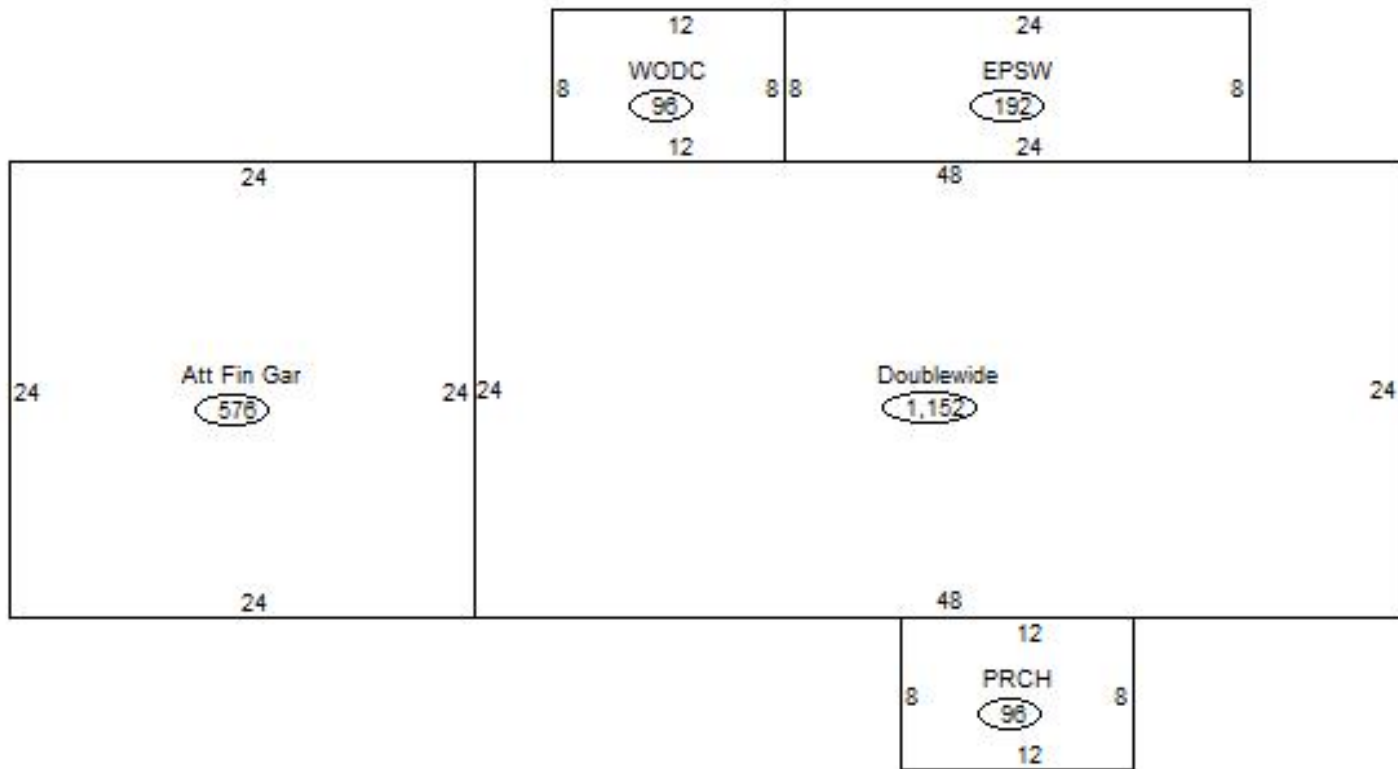
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,152	1.000	1,152
2	M	EPSW		13	EPSW	192	1.000	192
3	M	WODC		13	WODC	96	1.000	96
4	M	PRCH		13	PRCH	96	1.000	96
5	G	5		13	Att Fin Gar	576	1.000	576
Total Building Area						1,152		1,152