



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 660029589 Parcel ID 22N16E-34-3-00000-000-0000 Cadastral ID 34-22-16-00200 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 284832 MANK, STEPHEN L & TAYNA D 18832 S HISAW DR CLAREMORE OK 74017-0000 Parcel Location Situs 18832 S HISAW DR Subdivision Lot/Block / Parcel Size 25.16 - Acres Sec/Twn/Rng 34 / 22 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-16-2022\101_1116\IMG_0033.JPG 11/16/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.34147623 -95.59011660 S 1100' NE SW LESS TR DESC AS COMM SE/C SW; N01.2953W 1320 02' TO SE/C NE SW; S88.3338W 660'; N01.2949W 13.50'; N88.5418E 660.01'; S01.2953E 9.50' TO POB. LESS TR DESC 2024-017274 AS COMM SE/C NE SW; N00.1042E 9.50' TO POB; N00.1042W 220.50'; S89 5340W 990.11'; N00.1031W 159';																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,338 / 1,338
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

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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	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	92.55	Total Misc Impr	+ 4,577				
Roofing Adj	+ 4.91	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	= 157,029				
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 92,647				
Plumbing Adj	+ 3.75	Lump Sums	+ 2,897				
Basement Adj	+ 0.00	RCNLD	= 67,279				
Adj Base Cost	= 113.94	Lot Value	+				
Total Area	x 1,338	Indicated Value	= 67,279				
Adjusted Cost	= 152,452	Value Per SqFt	50.28				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,279		
Lot Value			
Indicated Value	67,279	50.28	Per SqFt
Agland Value	2,866		
Site Improvements	55,960		
Total Value	126,105	94.25	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
SHLT	STORM SHELTER	0		1	2015	0.00		
WODO	WOOD DECK - OPEN	71020	18x7		126	22.99		2,897



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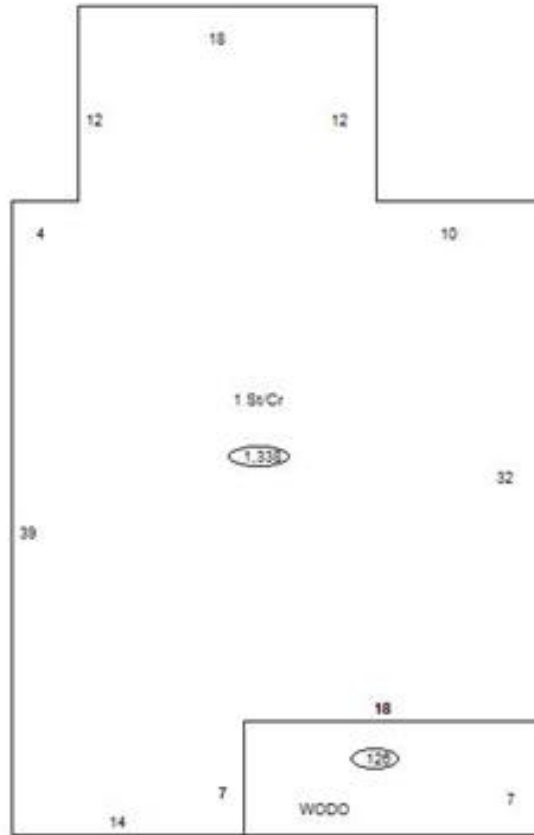
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Sketch Image

660029589



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,338	1.000	1,338
2	M	WODO		10	WODO	126	1.000	126
Total Building Area						1,338		1,338



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	30x26x0			780	
	Qual	2	Cond 3	Year	2019	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (9.59 x 780)		7,480			7,480	1,496	5,984
	LT	LEAN-TO	26x10x0			260	
	Qual		Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2.92 x 260)		759			759		759
	UTIL	SHOP BUILDING	0x0x0			2,400	
	Qual	2	Cond 3	Year	2008	Eff Age 14	
	Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (25.84 x 2,400)		62,016			62,016	19,225	42,791
	DTGF	DETACHED GARAGE FAIR	28x24x0			672	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (16.00 x 672)		10,752			10,752	5,376	5,376
	CP	Carport Dirt	20x20x0			400	
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (3.50 x 400)		1,400			1,400	350	1,050
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							



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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	TMBR	51			8.000	92	92	734	734
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.160	36	36	150	150
TMBR Totals						12.160			884	884
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			8.000	143	143	1,142	1,142
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.000	168	168	840	840
IMP PST Totals						13.000			1,982	1,982
Total Agland						25.160			2,866	2,866