



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 660029668 Parcel ID 22N17E-34-2-00000-000-0000 Cadastral ID 34-22-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 35514 DUSHAY, DONALD M & MARTHA-TRUSTEES PO BOX 2307 CLAREMORE OK 74018-0000 Parcel Location Situs 18415 S 4220 RD Subdivision Lot/Block / Parcel Size 206.59 - Acres Sec/Twn/Rng 34 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/14/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.34139375 -95.48159627																																																																																																																									
S2 NE NW & S2 NW & N2 SW LESS 23.41 TO OTP & NW SE & NE SW SE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,497 / 2,497
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,497
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 46

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	108.71	Total Misc Impr	+ 24,763
Roofing Adj	+ 5.16	Garage Cost	+ 25,089
Subfloor Adj	+ -3.38	Total RCN	= 384,225
Heat/Cool Adj	+ 14.47	Depreciation (51%)	- 195,955
Plumbing Adj	+ 8.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 188,270
Adj Base Cost	= 133.91	Lot Value	+ 188,270
Total Area	x 2,497	Indicated Value	= 188,270
Adjusted Cost	= 334,373	Value Per SqFt	75.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,270		
Lot Value			
Indicated Value	188,270	75.40	Per SqFt
Agland Value	32,213		
Site Improvements	69,179		
Total Value	477,932	191.40	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	71290	18x4		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	71291	33x7		231	28.70		6,630
PATO	SLAB PORCH - OPEN	71292	45x22		990	9.69		9,593



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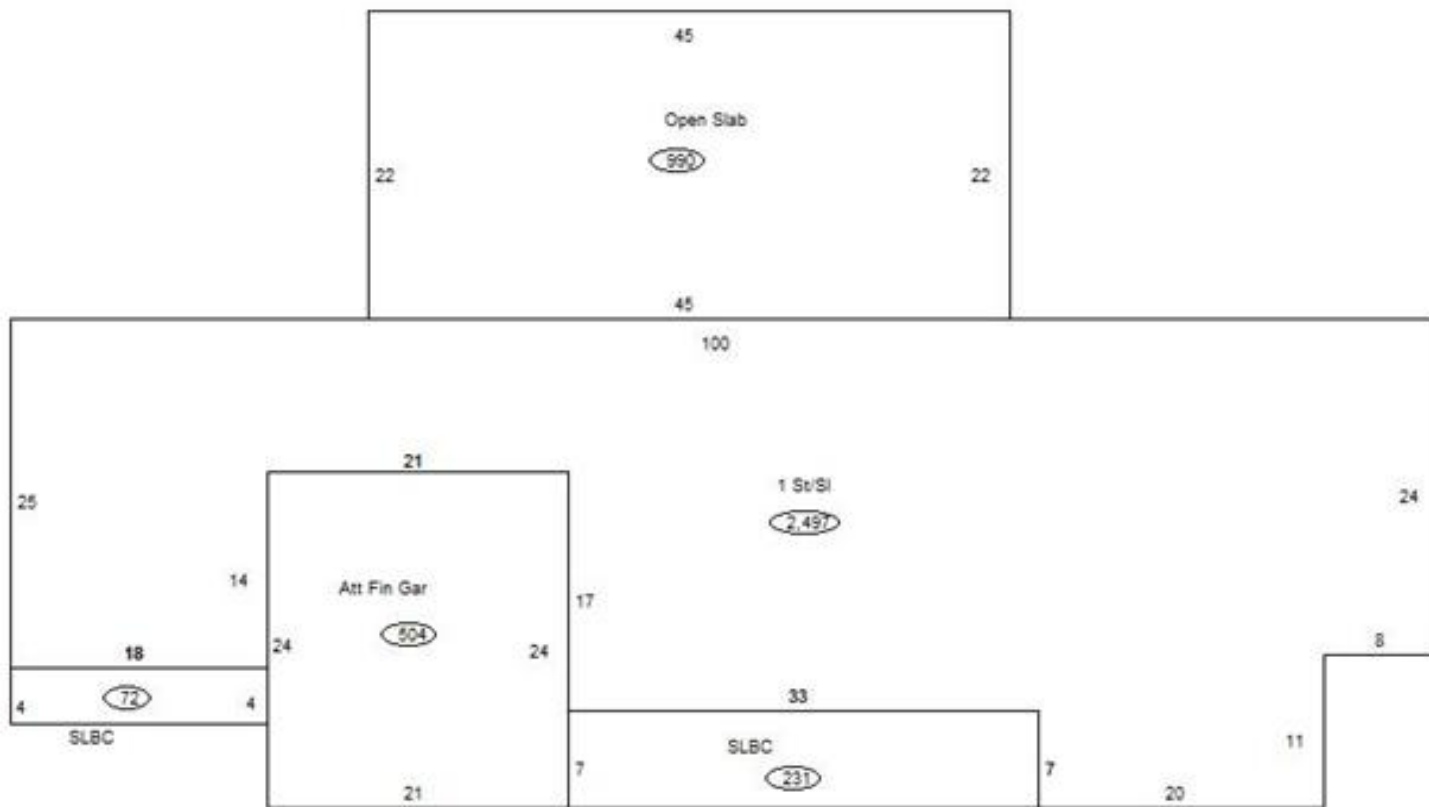
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,497	1.000	2,497
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	231	1.000	231
5	M	PATO		13	Open Slab	990	1.000	990
Total Building Area						2,497		2,497



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year 2016	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (27.50 x 1,500)	41,250		41,250	2,063	39,187
	GRDT	GARAGE - DETACHED	0x0x0			768
	Qual 4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 768)	29,153		29,153	11,661	17,492
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	12,500	12,500



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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			17.536	122	122	2,146	2,146
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			43.456	142	142	6,153	6,153
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			10.456	54	54	565	565
CO	COLLINSVILLE STONY LOAM	NTV PST	22			3.609	53	53	191	191
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			80.774	168	168	13,570	13,570
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			49.749	192	192	9,552	9,552
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.010	36	36	36	36
TMBR Totals						206.590			32,213	32,213
Total Agland						206.590			32,213	32,213