



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:00:08  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029776 <b>Parcel ID</b> 23N17E-34-3-00000-000-0000 <b>Cadastral ID</b> 34-23-17-01200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 21394 TIPTON, NANCY J  TRUSTEE 19023 E 410 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19023 E 410 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 34 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.42374159 -95.48900403																																																																																																																									
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 Time 01:00:08  
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	2.604	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	113,429.00 x .44 = 50,137	
Factor Value		
Adjustments	1.0000	
Lot Value	50,137	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,355 / 1,805
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,355
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53



\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-30\IMG\_002! 12/9/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	96,075	53.23	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,849		
Lot Value	50,137		
Indicated Value	119,986	66.47	Per SqFt
Agland Value			
Site Improvements	1,931		
Total Value	121,917	67.54	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	73.65	Total Misc Impr	+	13,763			
Roofing Adj	+ 3.06	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	179,101			
Heat/Cool Adj	+ 10.30	Depreciation ( 61%)	-	109,252			
Plumbing Adj	+ 4.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	69,849			
Adj Base Cost	= 91.60	Lot Value	+	50,137			
Total Area	x 1,805	Indicated Value	=	119,986			
Adjusted Cost	= 165,338	Value Per SqFt		66.47			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71366	14x7		98	20.98		2,056
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	71368	252		252	22.67		5,713
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	71369	265		265	22.62		5,994



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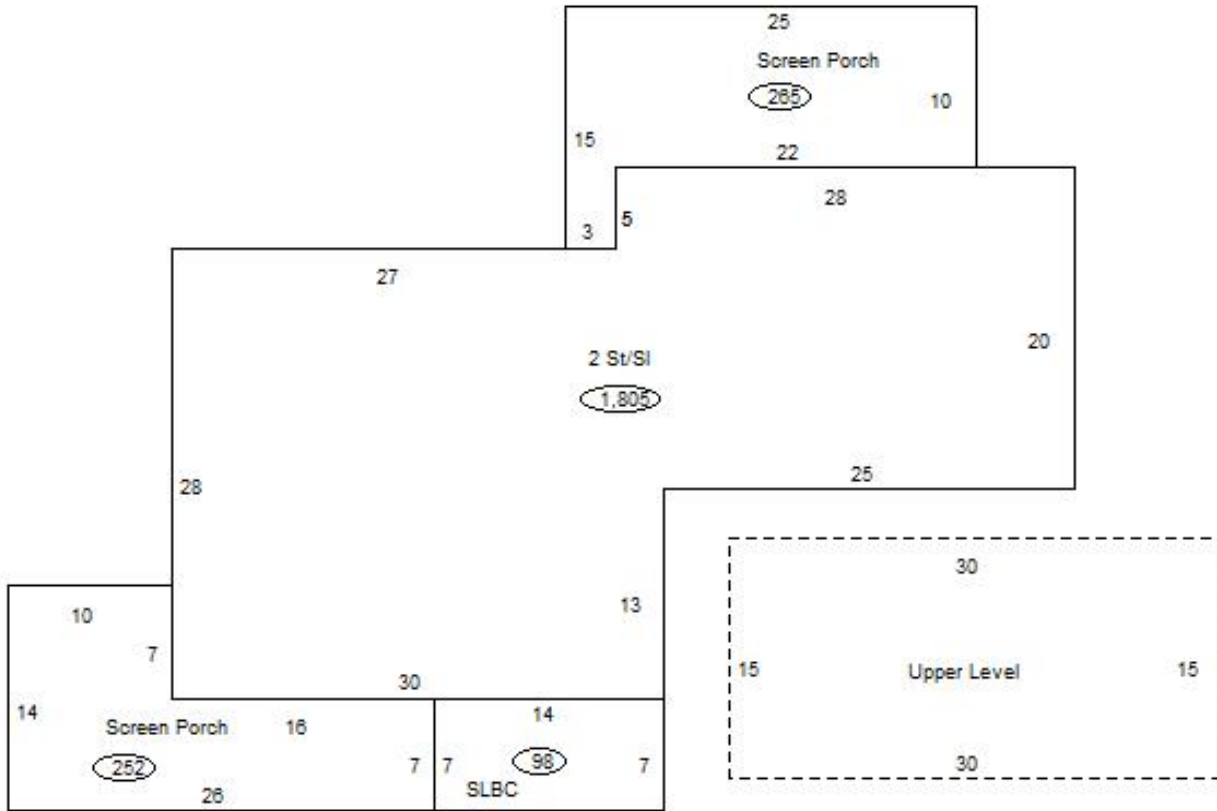
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Date 04/17/2026  
 Time 01:00:08  
 Page 3

Sketch Image

660029776



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,355	1.332	1,805
2	M	PRCH		13	SLBC	98	1.000	98
3	U	^UL	Overhang	13	Upper Level	450	1.000	450
4	M	EPKS		13	Screen Porch	252	1.000	252
5	M	EPKS		13	Screen Porch	265	1.000	265
<b>Total Building Area</b>						1,355		1,805



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Date 04/17/2026  
 Time 01:00:08  
 Page 4

660029776

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	18x20x8	Dirt	Composition Shingle	360
	Qual 3	Cond 2	Year 2020	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.35 x 360)		1,926		1,926	713
						1,213
	SHDS	Shed - Small	8x8x8	Plank	Formed Metal	64
	Qual 2	Cond 2	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.90 x 64)		1,722		1,722	1,722
	SHDS	Shed - Small	6x6x8	Plank	Composition Shingle	36
	Qual 3	Cond 3	Year 1960	Eff Age 50		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (36.45 x 36)		1,312		1,312	1,312
	SHDS	Shed - Small	16x20x8	Dirt	Galvanized Metal	320
	Qual 2	Cond 2	Year 1960	Eff Age 66		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.22 x 320)		3,590		3,590	2,872
						718