



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:10:15  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029781 <b>Parcel ID</b> 23N17E-34-4-00000-000-0000 <b>Cadastral ID</b> 34-23-17-01500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 334637 PETERSON, JEFF & JODI  19913 E 410 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19913 E 410 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 34 / 23 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-30\IMG_000' 12/7/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.42414880 -95.47261759																																																																																																																									
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<b>Lot Data</b> - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY 0
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	1.0000
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	264 Carport - Gable Roof
Remodel	RMA -
Year/Eff Age	1970 / 34

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	169,390 151.24 Per SqFt

**Direct Comparables**

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

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	80,362
Lot Value	
Indicated Value	80,362 71.75 Per SqFt
Agland Value	629
Site Improvements	59,387
Total Value	140,378 125.34 Total Value Per SqFt

<b>Cost Approach</b>				<b>Manual : 01/2025</b>			
Base Cost	99.23	Total Misc Impr	+	5,096			
Roofing Adj	+ 5.35	Garage Cost	+	2,138			
Subfloor Adj	+ 1.20	Total RCN	=	133,346			
Heat/Cool Adj	+ 1.84	Depreciation ( 44%)	-	58,672			
Plumbing Adj	+ 4.98	Lump Sums	+	5,688			
Basement Adj	+ 0.00	RCNLD	=	80,362			
Adj Base Cost	= 112.60	Lot Value	+				
Total Area	x 1,120	Indicated Value	=	80,362			
Adjusted Cost	= 126,112	Value Per SqFt		71.75			

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
WODC	Wood Deck - Covered	71387	17x8		136	41.82		5,688



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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	Crawl	13	1 St/Cr	1,120	1.000	1,120
2	G	3		13	Carport, Gable Roof	264	1.000	264
3	M	WODC		13	WODC	136	1.000	136
<b>Total Building Area</b>						<b>1,120</b>		<b>1,120</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset - Round Top	30x36x12	Dirt	Formed Metal	1,080
	Qual 3	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.77 x 1,080)	12,712		12,712	1,653	11,059
	UTIL	SHOP BUILDING	35x40x10	Concrete	Formed Metal	1,400
	Qual 4	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (36.43 x 1,400)	51,002		51,002	7,650	43,352
	LNT0	LEAN-TO	16x40x8	Dirt	Formed Metal	640
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.39 x 640)	4,730		4,730	2,460	2,270
	LOAF	Loafing Shed	16x16x8	Dirt	Formed Metal	256
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.73 x 256)	1,723		1,723	1,017	706
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond	Year 0	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 320)	2,000		2,000		2,000



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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	NTV PST	20			8.000	48	48	384	384
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			2.000	122	122	245	245
<b>NTV PST Totals</b>						10.000			629	629
<b>Total Agland</b>						10.000			629	629