



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:41:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029801 Parcel ID 23N17E-34-2-00000-000-0000 Cadastral ID 34-23-17-03600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 337867 RIDDLE, RODNEY & JESSICA 19080 E HWY 28A CLAREMORE OK 74017-0000 Parcel Location Situs 19080 E HWY 28A Subdivision Lot/Block / Parcel Size 1.14 - Acres Sec/Twn/Rng 34 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43732532 -95.48753112																																																																																																																									
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>R4</td> <td>R4-CK FOR MH'S</td> <td>10/2003</td> <td>01/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R4	R4-CK FOR MH'S	10/2003	01/2004																																																																																																							
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Date 04/17/2026
 Time 04:41:52
 Page 2

Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1.14		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	54,701.00 x .53 = 28,971		
Factor Value			
Adjustments	2.0984		
Lot Value	60,794		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	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	+ 60,794				
Total Area	x	Indicated Value	= 60,794				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	60,794		
Indicated Value	60,794	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	60,794	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Time 04:41:52
Page 3

660029801

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	8x8x6	Plank	Formed Metal	64
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (33.35 x 64)		2,134		2,134	2,134



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 Page 4

Lot Data	
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	



\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_0061 12/14/2020

Residential Data	
Type	6 Mobile Home 76 x 28
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,128 / 2,128
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 10

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	92,115
Lot Value	
Indicated Value	92,115
Agland Value	43.29 Per SqFt
Site Improvements	
Total Value	92,115
	43.29 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	42.31	Total Misc Impr	+ 7,583
Roofing Adj	+ 3.85	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 129,454
Heat/Cool Adj	+ 3.23	Depreciation (36%)	- 46,603
Plumbing Adj	+ 7.88	Lump Sums	+ 9,264
Basement Adj	+ 0.00	RCNLD	= 92,115
Adj Base Cost	= 57.27	Lot Value	+
Total Area	x 2,128	Indicated Value	= 92,115
Adjusted Cost	= 121,871	Value Per SqFt	43.29

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	148822	16x12		192	54.91	30%	7,380
WODO	WOOD DECK - OPEN	148823	20x8		160	33.65	65%	1,884
FPPF	Fireplace - Prefabricated		1		1	7,583.24		7,583



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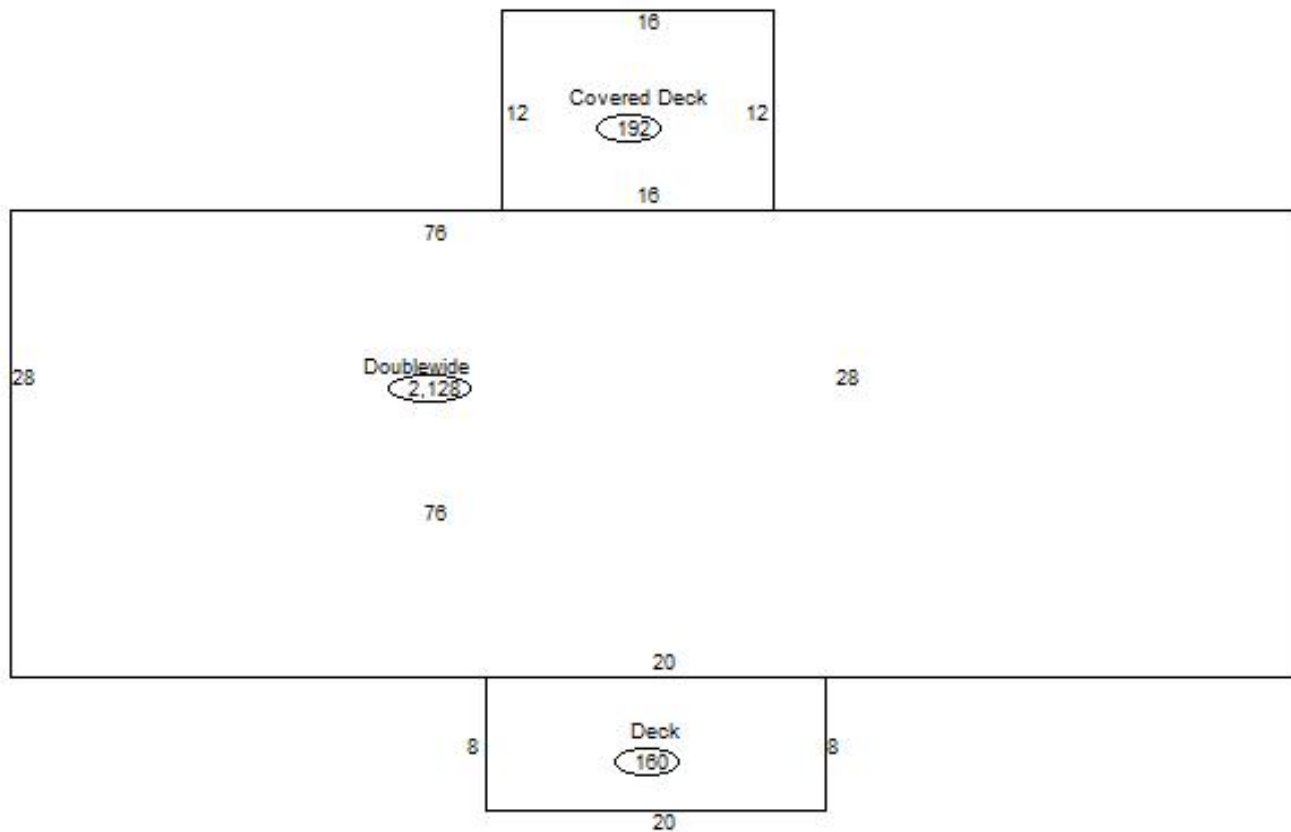
Date 04/17/2026

Time 04:41:53

Page 5

Sketch Image

660029801



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,128	1.000	2,128
2	M	WODC		13	WODC	192	1.000	192
3	M	WODO		13	WODO	160	1.000	160
Total Building Area						2,128		2,128