



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:33:28
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030731 Parcel ID 22N16E-35-1-00000-000-0000 Cadastral ID 35-22-16-00300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 327132 GRAVES, MELODY CHAN & MICHAEL FORBES GRAVES 500 S LYNN RIGGS BLVD PMB 152 CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 14892 E 460 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 35 / 22 / 16 / 1 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34901435 -95.56384239					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>R21</td> <td>R23- POSS NEW SFR PER MRTGE PPI</td> <td>06/2021</td> <td>12/2022</td> <td>510,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- POSS NEW SFR PER MRTGE PPI	06/2021	12/2022	510,000																																																																																																						
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Lot Data	Square-Foot - NBHD 2216 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	9.9275	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	432,444.00 x .28 = 121,337	
Factor Value		
Adjustments	1.0000	
Lot Value	121,337	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,610 / 2,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,610
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,032 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	450,694	172.68	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	440,252		
Lot Value	121,337		
Indicated Value	561,589	215.17	Per SqFt
Agland Value			
Site Improvements	13,964		
Total Value	575,553	220.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.82	Total Misc Impr	+	47,630			
Roofing Adj	+ 5.78	Garage Cost	+	58,731			
Subfloor Adj	+ -4.56	Total RCN	=	449,237			
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,985			
Plumbing Adj	+ 7.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	440,252			
Adj Base Cost	= 131.37	Lot Value	+	121,337			
Total Area	x 2,610	Indicated Value	=	561,589			
Adjusted Cost	= 342,876	Value Per SqFt		215.17			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
GENR	Generator - Residential Standby	0		1	1	3,808.00		3,808
PRCH	Slab Porch - Covered	156043	278		278	32.01		8,899
PRCH	Slab Porch - Covered	156045	589		589	31.03		18,277
EPKS	Enclosed Porch - Kneewall Screen	156046	16x10		160	35.94		5,750



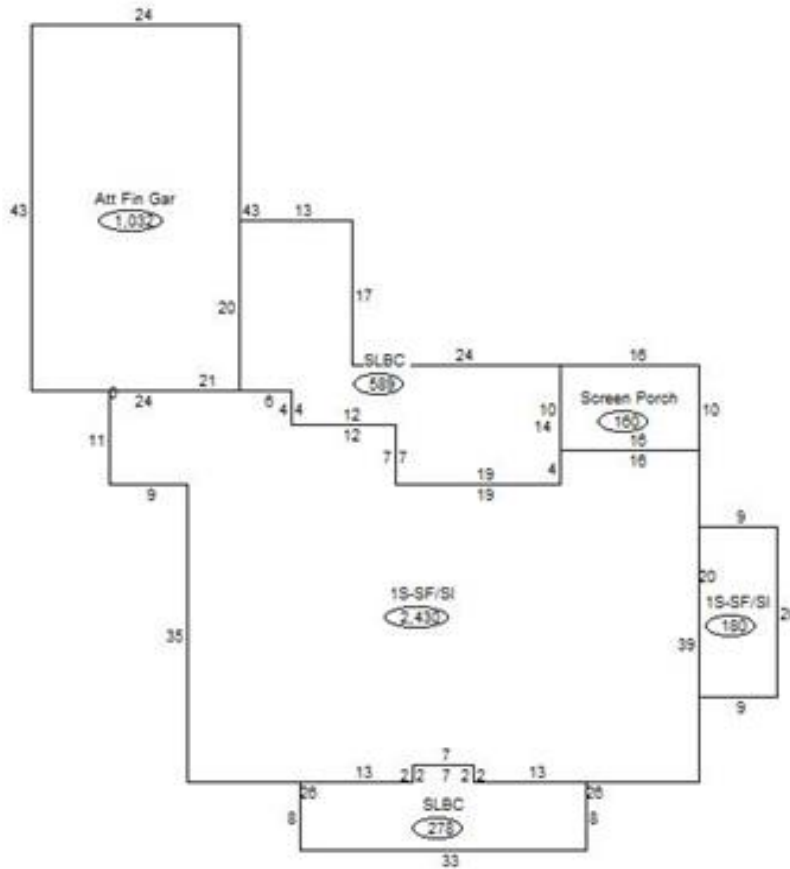
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,430	1.000	2,430
2	G	5		20	Att Fin Gar	1,032	1.000	1,032
3	M	PRCH		20	SLBC	278	1.000	278
4	R	1	Slab	20	1S-SF/SI	180	1.000	180
5	M	PRCH		20	SLBC	589	1.000	589
6	M	EPKS		20	Screen Porch	160	1.000	160
Total Building Area						2,610		2,610



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	14x22x0			308
	Qual 4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (46.74 x 308)	14,396	14,396	432	13,964