



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 660030739 Parcel ID 22N16E-35-1-00000-000-0000 Cadastral ID 35-22-16-01000 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 344958 GRAVES, MICHAEL F & MELODY C 18232 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18232 S 4180 RD Subdivision Lot/Block / Parcel Size 26.5 - Acres Sec/Twn/Rng 35 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-09-2022\101_1109\IMG_0031.JPG 11/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.34673944 -95.56307869 N2 SE NE & S 630' W 450' SE NE NE																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,024 / 2,024
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 63



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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	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.24	Total Misc Impr	+ 10,531				
Roofing Adj	+ 4.47	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 234,527				
Heat/Cool Adj	+ 0.93	Depreciation (64%)	- 150,097				
Plumbing Adj	+ 3.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 84,430				
Adj Base Cost	= 110.67	Lot Value	+ 0				
Total Area	x 2,024	Indicated Value	= 84,430				
Adjusted Cost	= 223,996	Value Per SqFt	41.71				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,430		
Lot Value			
Indicated Value	84,430	41.71	Per SqFt
Agland Value	2,711		
Site Improvements	6,977		
Total Value	178,548	88.22	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	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	72871	10x7		70	70.23		4,916



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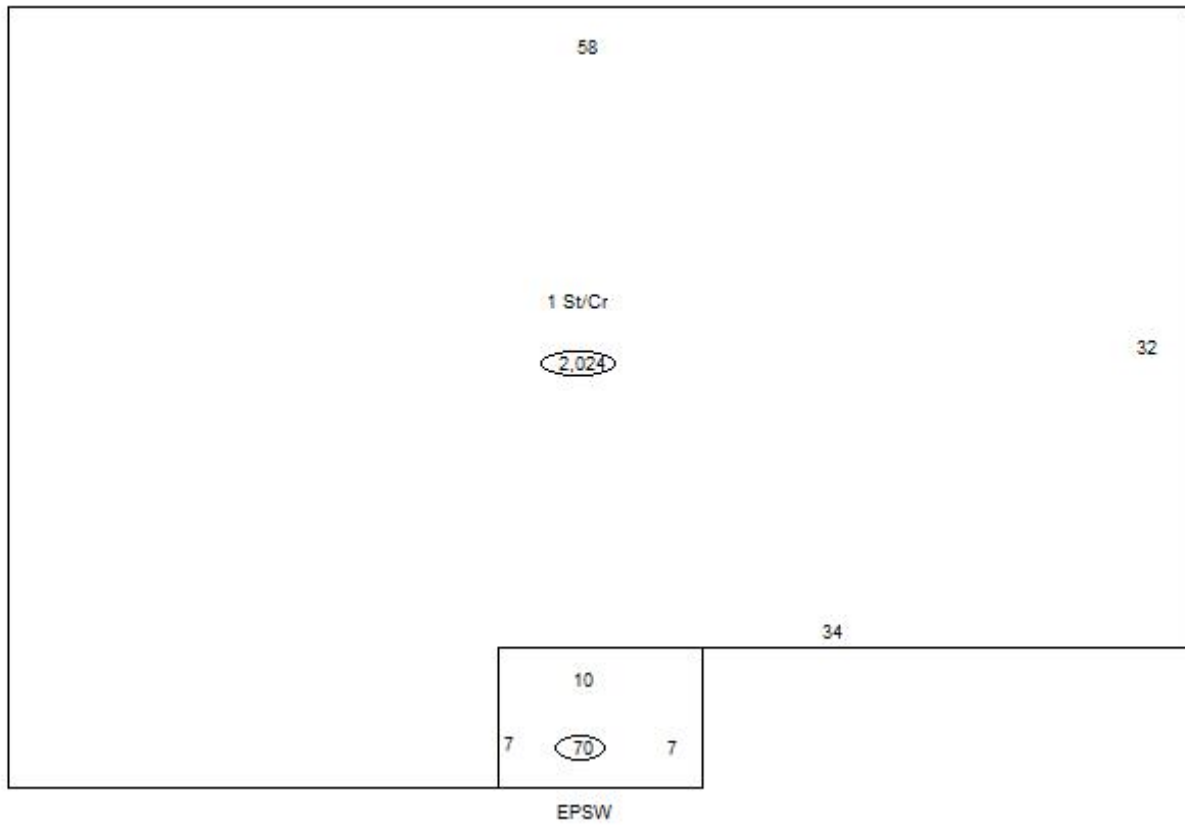
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Sketch Image

660030739



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,024	1.000	2,024
2	M	EPSW		10	EPSW	70	1.000	70
Total Building Area						2,024		2,024



Rogers

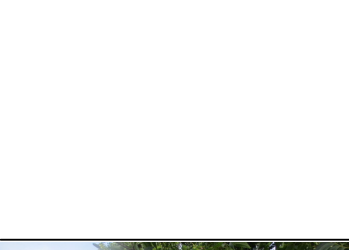
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			816	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 816)	13,056		13,056	6,528	6,528
	CP	Carport Dirt	20x16x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)					
	LT	LEAN-TO	0x0x0			192	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 192)	561		561	112	449
	BARN	BARN	36x34x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (11.51 x)					



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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			19.656	122	122	2,406	2,406
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.444	168	168	75	75
HC	HECTOR STONY SANDY LOAM	TMBR	20			6.400	36	36	230	230
TMBR Totals						26.500			2,711	2,711
Total Agland						26.500			2,711	2,711