



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030766 Parcel ID 22N16E-35-2-00000-000-0000 Cadastral ID 35-22-16-03500 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 339993 SMITH, RICHARD ARTHUR & REEGAN LEIGH 18325 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18325 S 4170 RD Subdivision Lot/Block / Parcel Size 1.5 - Acres Sec/Twn/Rng 35 / 22 / 16 / 2 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-09-2022\101_1109\IMG_0023.JPG 11/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.34567953 -95.57623625																																																																																																																									
TR DESC 2022-015617 AS COMM NW/C SW NW; N89.5626E 695.67'; S00.0338E 370.44' TO POB; S00.0338E 313.08'; N89.5626E 208.72'; N00 0338W 313.08'; S89.5626W 208.72' TO POB.					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 2216 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.4949				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	65,118.00 x .67 = 43,471				
Factor Value					
Adjustments	4.0255				
Lot Value	174,992				
Residential Data				\\tsclient\TRANDY\11-09-2022\101_1109\IMG_0023.JPG 11/9/2022	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	1,320 / 1,320			Adusted R 0.8445	
Style	100% One Story			Indicated Value 111,450 84.43 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model 1 Res	
Area on Slab	0			Adjustment Model A2 AO Test	
Fixture/RghIn	4 /			Comparables	
Bed/F/H Bath	3 / 1.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 74,520	
Year/Eff Age	1962 / 48			Lot Value 174,992	
Cost Approach		Manual : 01/2025			
Base Cost	95.86	Total Misc Impr	+	6,620	
Roofing Adj	+ 4.45	Garage Cost	+		
Subfloor Adj	+ 1.15	Total RCN	=	161,258	
Heat/Cool Adj	+ 11.47	Depreciation (55%)	-	88,692	
Plumbing Adj	+ 4.22	Lump Sums	+	1,954	
Basement Adj	+ 0.00	RCNLD	=	74,520	
Adj Base Cost	= 117.15	Lot Value	+	174,992	
Total Area	x 1,320	Indicated Value	=	249,512	
Adjusted Cost	= 154,638	Value Per SqFt		189.02	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	72948	16x16		256	25.86		6,620
WODO	WOOD DECK - OPEN	72949	19x16		304	16.07	60%	1,954



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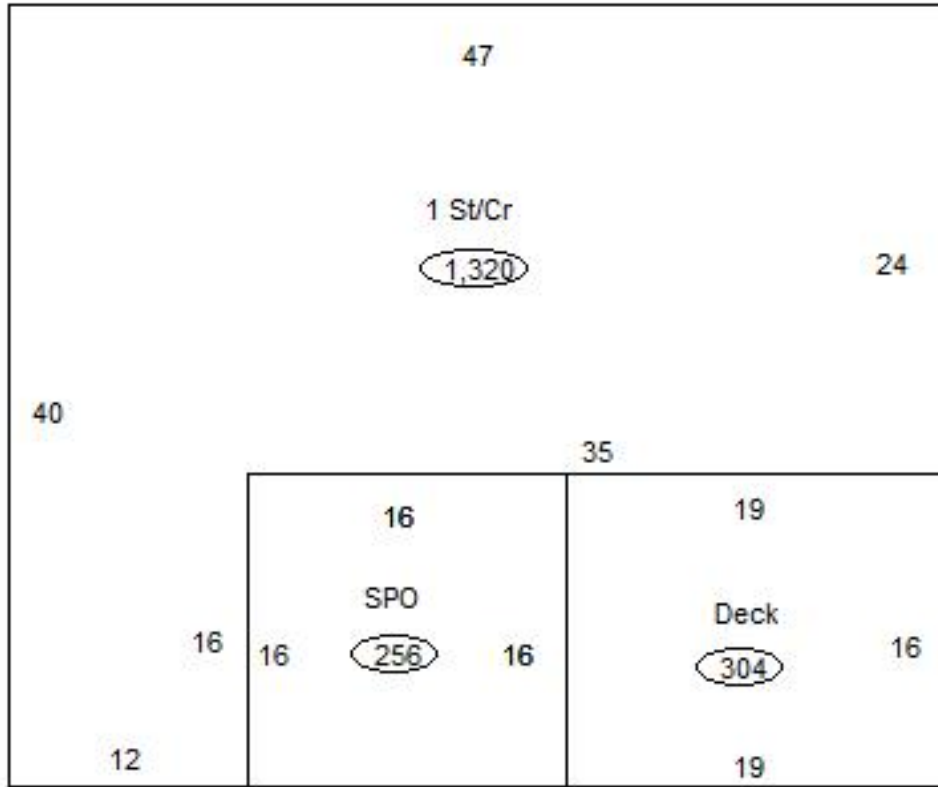
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Sketch Image

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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	1,320	1.000	1,320
2	M	EPKS		13	Screen Porch	256	1.000	256
3	M	WODO		13	WODO	304	1.000	304
Total Building Area						1,320		1,320



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	20x12x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 240)		701		701	140	561
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,240	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 1,240)		19,840		19,840	3,968	15,872
	BARN	BARN	14x16x0			224	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (12.32 x 224)		2,760		2,760	552	2,208
	CP	Carport Dirt	20x16x0			320	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 320)		1,120		1,120	336	784