



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:38:41  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030822 <b>Parcel ID</b> 23N16E-35-4-00000-000-0000 <b>Cadastral ID</b> 35-23-16-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 13 - FOYIL/ NW FIRE <b>Name ID</b> 32804 DRAPER, CHARLES J &  CAROL J DRAPER TRUST 12801 S 4180 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12801 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 116 - Acres <b>Sec/Twn/Rng</b> 35 / 23 / 16 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.42613780 -95.56563568 S2 SE & S2 N2 SE LESS TR BEG 840' W & 330' S NE/C S2 NE SE, S 417' 4', W 417.4', N 417.4', E 417.4' TO POB LESS N 10', E 10' S2 S2 NE SE																																																																																																																									
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/26/2021

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	848 / 1,040
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
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	1940 / 120

### 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	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	5,463
Site Improvements	
Total Value	5,463 5.25 Total Value Per SqFt

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	84.52	Total Misc Impr	+ 16,943
Roofing Adj	+ 3.63	Garage Cost	+
Subfloor Adj	+ 2.08	Total RCN	= 126,195
Heat/Cool Adj	+ 10.09	Depreciation ( 100%)	- 126,195
Plumbing Adj	+ 4.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	=
Adj Base Cost	= 105.05	Lot Value	+
Total Area	x 1,040	Indicated Value	=
Adjusted Cost	= 109,252	Value Per SqFt	0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	73034	12x8		96	54.09		5,193
PRCH	SLAB PORCH - COVERED	73035	366		366	19.85		7,265
FPR1	Fireplace - Residential 1 Story		1		1	4,485.02		4,485



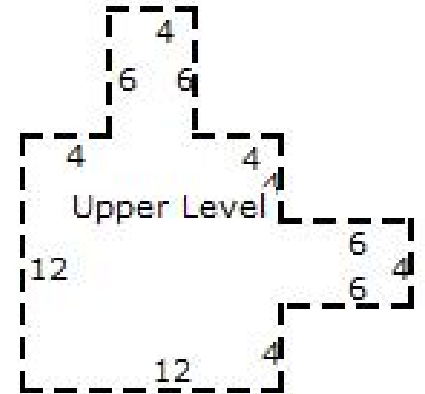
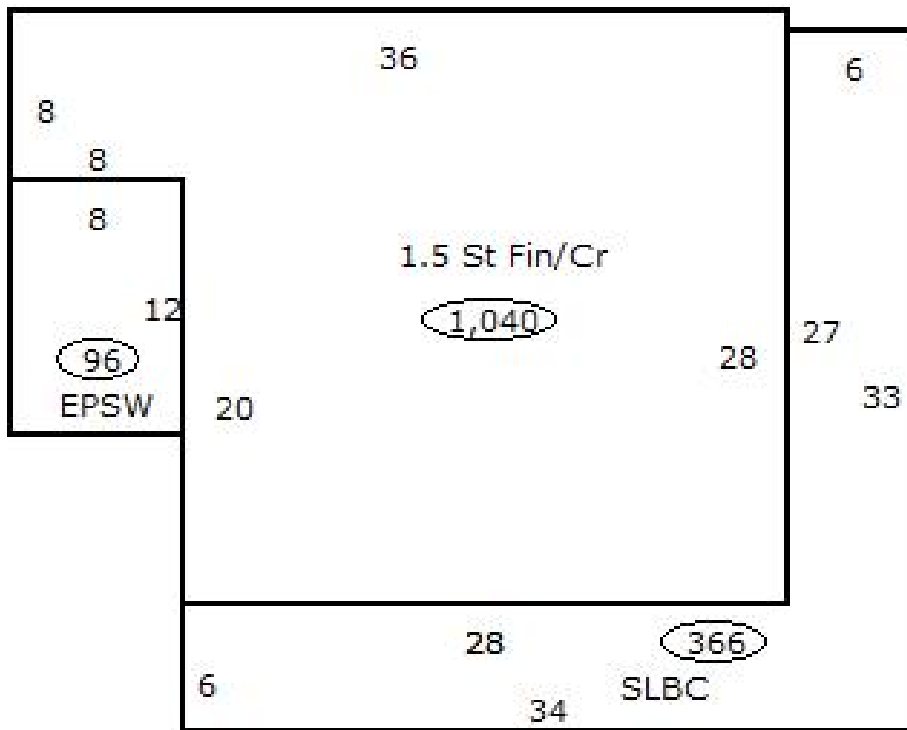
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Sketch Image

660030822



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	848	1.226	1,040
2	M	EPSW		13	EPSW	96	1.000	96
3	M	PRCH		13	SLBC	366	1.000	366
4	U	^UL		13	Upper Level	192	1.000	192
<b>Total Building Area</b>						848		1,040



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### Agland Inventory

660030822

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	29.000	36	36	1,044	1,044
SO	SOGN SOILS	TMBR	15		0	10.000	27	27	270	270
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67		0	24.000	121	121	2,894	2,894
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67		0	1.000	121	121	121	121
<b>TMBR Totals</b>						64.000			4,329	4,329
SO	SOGN SOILS	NTV PST	15		0	9.000	36	36	324	324
SO	SOGN SOILS	NTV PST	15		0	2.000	36	36	72	72
<b>NTV PST Totals</b>						11.000			396	396
SM	STRIP MINES	WASTE	10		18	31.000	18	18	558	558
SM	STRIP MINES	WASTE	10		18	10.000	18	18	180	180
<b>WASTE Totals</b>						41.000			738	738
<b>Total Agland</b>						116.000			5,463	5,463