



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	660031985				<p>\\tsclient\TRANDY\11-03-2022\101_1103\IMG_0037.JPG 11/3/2022</p>									
Parcel ID	22N16E-36-4-00000-000-0000													
Cadastral ID	36-22-16-00600													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	9 - SEQUOYAH/ NO FIRE													
Name ID	310143													
BOWER FAMILY TRUST														
TIMOTHY R & CYNTHIA LOREN														
BOWER -CO TRUSTEES.														
18500 S 4190 RD														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	18500 S 4190 RD													
Subdivision														
Lot/Block	/	Parcel Size	30 - Acres											
Sec/Twn/Rng	36 / 22 / 16 / 4													
Neighborhood	2216 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description														
Lat/Long: 36.34408141 -95.54538667														
N2 N2 NE SE & S2 SE NE.														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2320/376	BOWER, TIMOTHY R MD	04/17/2013	0	4										
965/416	SELLER	08/15/1994	0	No										
917/807	BLACKMON, DOUGLAS &	06/03/1993	82,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax						
Remove Cap	0	Land Value	2,168	2,168	11%	238	Assessed	40,185 3,549.14						
Year Frozen	0	Improvements	401,502	363,151		39,947	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00						
TIF Project ID	0	Total Value	403,670	365,319		40,185	Total Taxable	39,185 3,461.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031985	BOWER FAMILY TRUST	9	354,679	1000	38,015	3,357.00							
2024	2024-660031985	BOWER FAMILY TRUST	9	369,603	1000	39,656	3,517.00							
2023	2023-660031985	BOWER FAMILY TRUST	9	385,125	1000	41,363	3,755.00							
2022	2022-660031985	BOWER FAMILY TRUST	9	381,127	1000	40,923	3,756.00							
2021	2021-660031985	BOWER FAMILY TRUST	9	408,890	1000	42,220	3,723.00							
2020	2020-660031985	BOWER FAMILY TRUST	9	401,616	1000	40,962	3,729.00							
2019	2019-660031985	BOWER FAMILY TRUST	9	392,289	1000	39,739	3,559.00							
2018	2018-660031985	BOWER FAMILY TRUST	9	403,356	1000	38,553	3,494.00							
2017	2017-660031985	BOWER FAMILY TRUST	9	399,698	1000	37,401	3,339.00							
2016	2016-660031985	BOWER FAMILY TRUST	9	388,278	1000	36,282	3,224.00							
2015	2015-660031985	BOWER FAMILY TRUST	9	374,448	1000	35,197	3,203.00							
2014	2014-660031985	BOWER FAMILY TRUST	9	376,238	1000	34,142	3,149.00							
2013	2013-660031985	BOWER FAMILY TRUST	9	310,174	1000	33,119	3,005.00							



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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	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,681 / 3,362
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	924 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



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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	89.64	Total Misc Impr	+ 57,255				
Roofing Adj	+ 2.93	Garage Cost	+ 41,968				
Subfloor Adj	+ 0.00	Total RCN	= 490,459				
Heat/Cool Adj	+ 16.31	Depreciation (28%)	- 137,329				
Plumbing Adj	+ 7.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 353,130				
Adj Base Cost	= 116.37	Lot Value	+ 353,130				
Total Area	x 3,362	Indicated Value	= 353,130				
Adjusted Cost	= 391,236	Value Per SqFt	105.04				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	353,130		
Lot Value			
Indicated Value	353,130	105.04	Per SqFt
Agland Value	2,168		
Site Improvements	48,372		
Total Value	403,670	120.07	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	7,243.87		7,244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	76498	848		848	30.22		25,627
PATO	SLAB PORCH - OPEN	76500	1590		1,590	10.78		17,140



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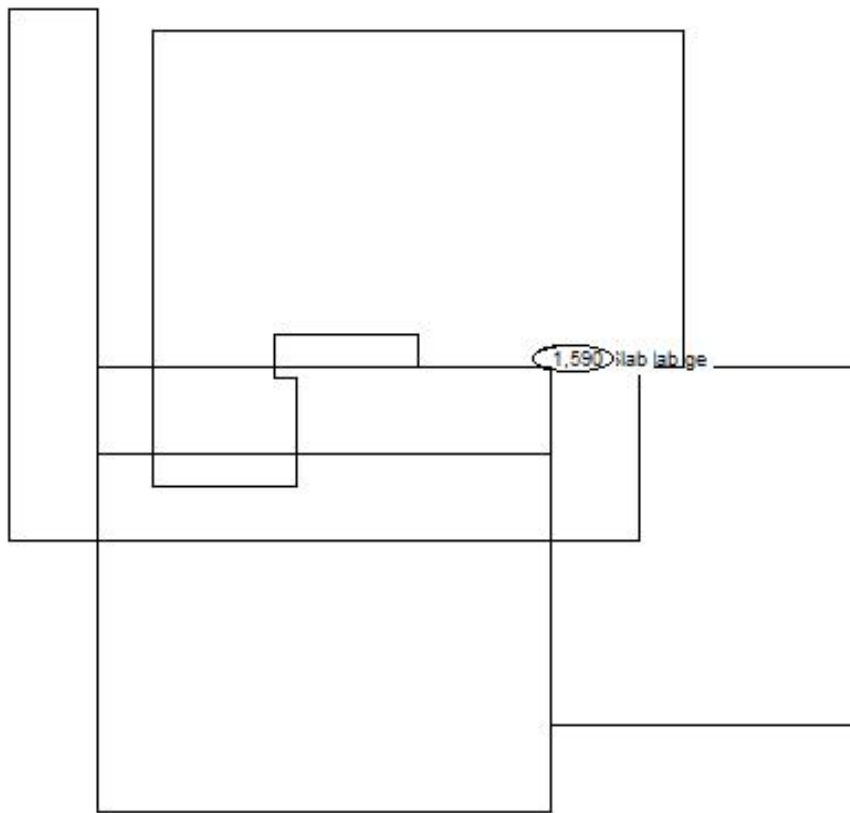
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2 St/Cr	1,681	2.000	3,362
2	G	1		20	Attached Garage	924	1.000	924
3	M	PRCH		20	SLBC	848	1.000	848
4	U	^UL		20	0	1,681	1.000	1,681
5	M	PATO		20	Open Slab	1,590	1.000	1,590
Total Building Area						1,681		3,362



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year 2011	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
		Base Cost (25.84 x 2,400)	62,016	62,016	13,644	48,372



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	10.000	36	36	360	360
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	2.000	36	36	72	72
TMBR Totals						12.000			432	432
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	4.000	122	122	490	490
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	1.000	142	142	142	142
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	9.000	48	48	432	432
NTV PST Totals						14.000			1,064	1,064
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	4.000	168	168	672	672
IMP PST Totals						4.000			672	672
Total Agland						30.000			2,168	2,168