



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:16
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660032003 Parcel ID 22N16E-36-1-00000-000-0000 Cadastral ID 36-22-16-02000 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 316433 WHORTON, TIMOTHY D & BRIDGET L 18302 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18302 S 4190 RD Subdivision Lot/Block / Parcel Size 16.48 - Acres Sec/Twn/Rng 36 / 22 / 16 / 1 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2019-11-05\IMG_0051.JPG 11/22/2019</p>																																																																																																																				
Legal Description Lat/Long: 36.34735984 -95.54498317																																																																																																																									
TR IN N2 SE NE & S2 NE NE DESC AS COMM SE/C OF N2 SE NE; N00 0209W 280' TO POB; S89.5520W 559.36'; N47.3450W 563.71'; N70 5245W 363.78'; N00.0038W 208.87'; N89.5144E 659.40'; N00.0123W 70 03'; N89.5132E 129.36'; S00.0208E 41.2'; N89.5132E 530'; S00.0209E 3 96'; S89.5752W 120'; S00.0209E 100'; N89.5752E					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>R20</td> <td>R23- NEW SFR</td> <td>11/2019</td> <td>12/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R23- NEW SFR	11/2019	12/2022																																																																																																							
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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	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,180 / 1,180
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,180
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1920 / 58

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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	108.88	Total Misc Impr	+ 3,763				
Roofing Adj	+ 4.21	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 158,744				
Heat/Cool Adj	+ 10.30	Depreciation (65%)	- 103,184				
Plumbing Adj	+ 7.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 55,560				
Adj Base Cost	= 131.34	Lot Value	+ 0				
Total Area	x 1,180	Indicated Value	= 55,560				
Adjusted Cost	= 154,981	Value Per SqFt	47.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,560		
Lot Value			
Indicated Value	55,560	47.08	Per SqFt
Agland Value	1,666		
Site Improvements	52,135		
Total Value	109,361	92.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76561	18x8		144	20.84		3,001
PRCH	SLAB PORCH - COVERED	76562	6x6		36	21.18		762



Rogers

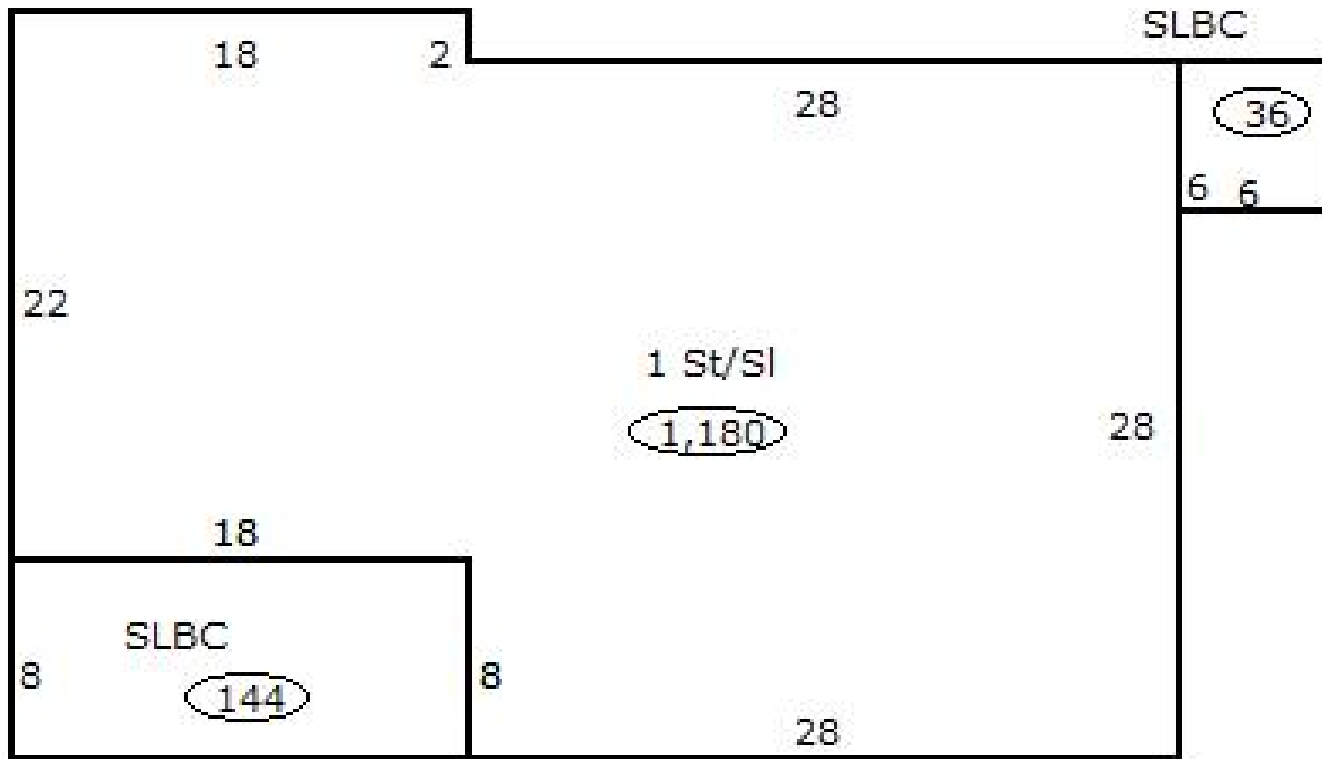
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Sketch Image

660032003



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,180	1.000	1,180
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	36	1.000	36
Total Building Area						1,180		1,180



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			840
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 840)		8,803		8,803	5,722
	LT	LEAN-TO				540
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 540)		1,577		1,577	237
	UTIL	SHOP BUILDING	0x0x0			1,728
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (29.03 x 1,728)		50,164		50,164	10,033
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216		9,216	5,990
	CPDT	CARPORT - DETACHED	26x25x0			650
	Qual		Cond	Year	Eff Age	2019
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (11.36 x 650)		7,384		7,384	3,027



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,892 / 3,653
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,892
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	1,090 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	95.49	Total Misc Impr	+ 13,072	Roofing Adj	+ 4.49	Garage Cost	+ 62,032
Subfloor Adj	+ -3.46	Total RCN	= 510,724	Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 10,214
Plumbing Adj	+ 6.42	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 500,510
Adj Base Cost	= 119.25	Lot Value	+ 500,510	Total Area	x 3,653	Indicated Value	= 500,510
		Value Per SqFt	137.01	Adjusted Cost	= 435,620		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	500,510
Lot Value	
Indicated Value	500,510
Agland Value	137.01 Per SqFt
Site Improvements	
Total Value	500,510
	137.01 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155944	30x6		180	32.38		5,828
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



Rogers

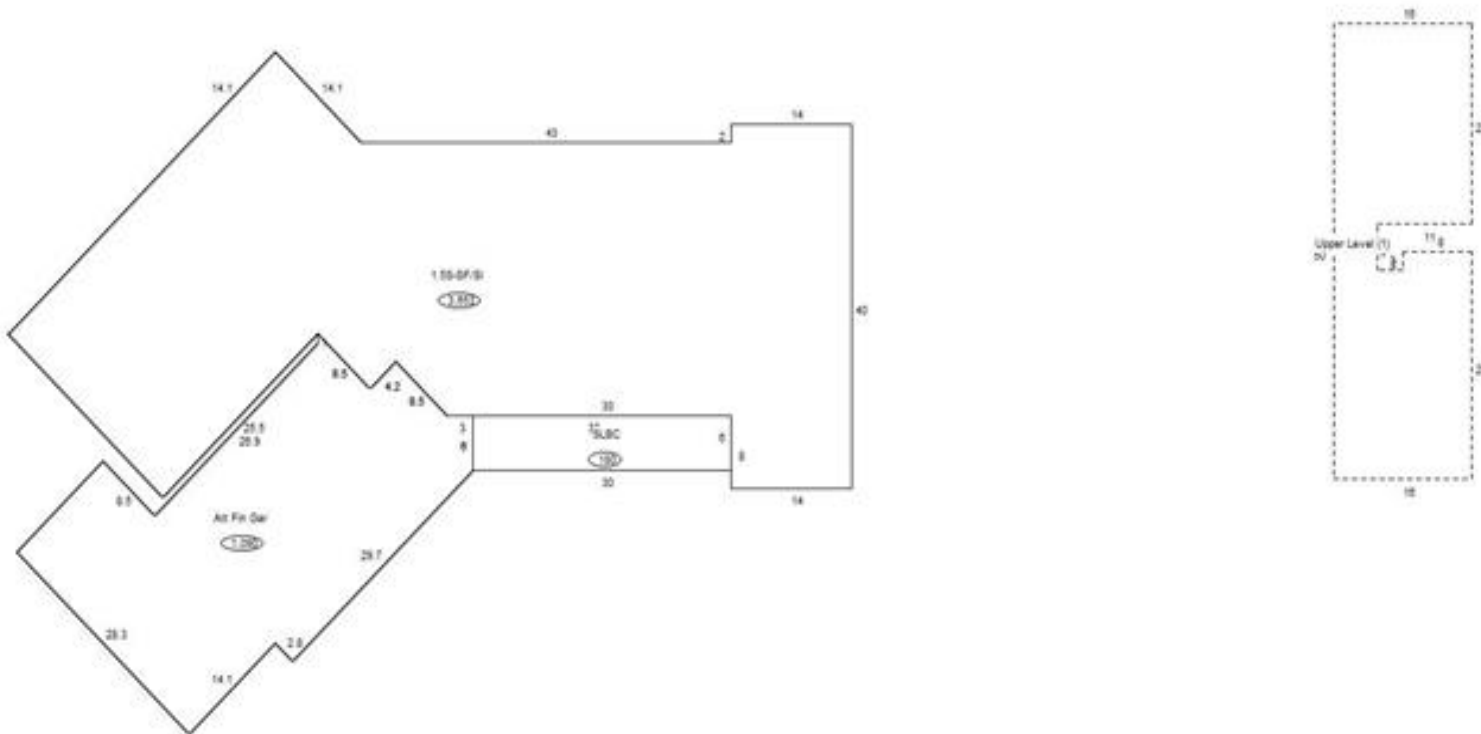
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Sketch Image

660032003



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,892	1.263	3,653
2	G	5		13	Att Fin Gar	1,090	1.000	1,090
3	M	PRCH		13	SLBC	180	1.000	180
4	U	^UL		13	Upper Level (1)	761	1.000	761
Total Building Area						2,892		3,653



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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	TMBR	51			7.320	92	92	672	672
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.020	36	36	145	145
TMBR Totals						11.340			817	817
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			5.140	165	165	849	849
IMP PST Totals						5.140			849	849
Total Agland						16.480			1,666	1,666