



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660032034 <b>Parcel ID</b> 22N17E-36-3-00000-000-0000 <b>Cadastral ID</b> 36-22-17-00510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 34624 DREHOBL, JANICE V  18755 S FERN PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18755 S FERN PL <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 36 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33951218 -95.44560050																																																																																																																									
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<b>Units Buildable - FOYIL SEQUOYAH AREA (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- 1/19/2021

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,600
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 18

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	100.81	Total Misc Impr	+ 33,835
Roofing Adj	+ 4.80	Garage Cost	+
Subfloor Adj	+ -2.31	Total RCN	= 234,859
Heat/Cool Adj	+ 12.64	Depreciation ( 20%)	- 46,972
Plumbing Adj	+ 9.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,887
Adj Base Cost	= 125.64	Lot Value	+
Total Area	x 1,600	Indicated Value	= 187,887
Adjusted Cost	= 201,024	Value Per SqFt	117.43

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	187,887		
Lot Value			
Indicated Value	187,887	117.43	Per SqFt
Agland Value	612		
Site Improvements	43,449		
Total Value	231,948	144.97	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	76636	16x10		160	10.92		1,747
EPSW	ENCLOSED PORCH - SOLID WALL	76637	24x20		480	66.85		32,088



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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	Slab	13	1 St/Sl	1,600	1.000	1,600
2	M	PATO		13	Open Slab	160	1.000	160
3	M	EPSW		13	EPSW	480	1.000	480
<b>Total Building Area</b>						1,600		1,600



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### Outbuildings/Site Improvements

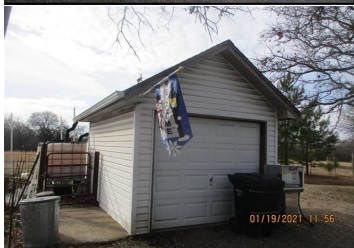
Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x40x12	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (23.37 x 1,200) 28,044		28,044	4,207	23,837



GRDT	GARAGE - DETACHED	40x24x8	Concrete	Composition Shingle	960
Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (27.24 x 960) 26,150		26,150	6,538	19,612



SHDS	Shed - Small	10x14x8	Concrete	Composition Shingle	140
Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (22.96 x 140) 3,214		3,214	3,214	



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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			5.000	122	122	612	612
<b>NTV PST Totals</b>						5.000			612	612
<b>Total Agland</b>						5.000			612	612