




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:08:42
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Assessment Data					Primary Image																																																																																																																				
Account 660032037 Parcel ID 22N17E-36-4-00000-000-0000 Cadastral ID 36-22-17-00540 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 259042 HELTON, BILLY RAY 18633 S FERN PL CLAREMORE OK 74019-0000 Parcel Location Situs 18633 S FERN PL Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 36 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					 <p>660032037_001.JPG 1/26/2025</p>																																																																																																																				
Legal Description S2 S2 NW NW SE Lat/Long: 36.34201802 -95.44331170																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.5474							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	110,965.00 x .45 = 49,521			660032037_001.JPG 1/26/2025				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	49,521			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3.5 - Average			MRA Code 1 Test				
Quality	2 - Fair			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 159,521 116.95 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Frame, Siding, Wood			Selection Model 1 Res				
Base/Total Area	1,364 / 1,364			Adjustment Model A2 AO Test				
Style	100% One Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	4 Metal, Preformed			Value Reconciliation				
Area on Slab	1,364			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 101,107				
Bed/F/H Bath	3 / 2.0 /			Lot Value 49,521				
Basement Area				Indicated Value 150,628 110.43 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements 56,840				
Year/Eff Age	1989 / 25			Total Value 207,468 152.10 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	88.48	Total Misc Impr	+ 6,751					
Roofing Adj	+ 4.66	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 160,487					
Heat/Cool Adj	+ 10.30	Depreciation (37%)	- 59,380					
Plumbing Adj	+ 9.27	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 101,107					
Adj Base Cost	= 112.71	Lot Value	+ 49,521					
Total Area	x 1,364	Indicated Value	= 150,628					
Adjusted Cost	= 153,736	Value Per SqFt	110.43					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76642	11x4		44	21.16		931
PATO	SLAB PORCH - OPEN	76643	12x10		120	10.07		1,208
PRCH	SLAB PORCH - COVERED	76644	16x14		224	20.59		4,612



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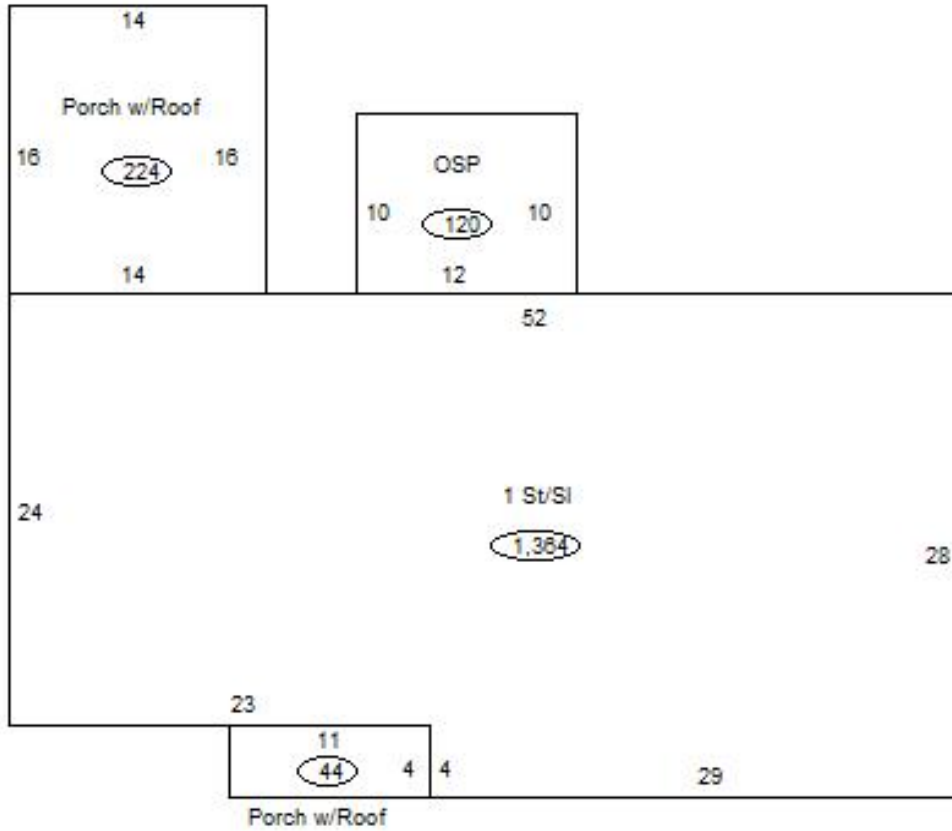
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,364	1.000	1,364
2	M	PRCH		13	SLBC	44	1.000	44
3	M	PATO		13	Open Slab	120	1.000	120
4	M	PRCH		13	SLBC	224	1.000	224
Total Building Area						1,364		1,364



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	30x24x8	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (8.38 x 720)		6,034		6,034	6,034
	UTIL	SHOP BUILDING	40x60x10	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (25.11 x 2,400)		60,264		60,264	15,066
	LNT0	LEAN-TO	10x60x10	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
	Base Cost (12.17 x 600)		7,302		7,302	3,797
	QUON	Quonset - Round Top	20x50x8	Concrete	Formed Metal	1,000
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	
	Base Cost (14.03 x 1,000)		14,030		14,030	5,893