



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 660032038 Parcel ID 22N17E-36-3-00000-000-0000 Cadastral ID 36-22-17-00550 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 34814 MANLANDRO, MICHAEL J & CHERYL L 18413 S FERN CT CLAREMORE OK 74019-0000 Parcel Location Situs 18413 S FERN CT Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 36 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34134946 -95.44782291																																																																																																																									
N2 SW NE SW					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>R21-POSS MED MARI GROWER</td> <td>05/2020</td> <td>09/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	05/2020	09/2020																																																																																																							
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	9000								
Non-Ag Acres	4.9621								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY						0		
							0		
Method	Square-Foot								
Base Lot Value	216,147.00 x .35 = 75,817								
Factor Value									
Adjustments	1.0000								
Lot Value	75,817								
Residential Data				<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/19/2021</p>					
Type	1 Single Family Residence			GRM Approach					
Condition	3 - Average			GRM Code					
Quality	3 - Average			Gross Rent 0.00					
Architecture	TRAD TRADITIONAL			Indicated Value					
Style	100% One Story			Multiple Regression					
Exterior Wall	100% Frame, Siding, Wood			MRA Code 1 Test					
Base/Total Area	2,460 / 2,460			Adusted R 0.8445					
Style	100% One Story			Indicated Value 217,351 88.35 Per SqFt					
HVAC	100% Warmed & Cooled Air			Direct Comparables					
Roof Cover	1 Composition Shingle			Selection Model 1 Res					
Area on Slab	0			Adjustment Model A2 AO Test					
Fixture/RghIn	11 /			Comparables					
Bed/F/H Bath	3 / 2.0 /			Indicated Value					
Basement Area	676 Total, 676 Minimum			Value Reconciliation					
Garage Type				Selected Approach Cost Approach					
Remodel				Improvements 218,011					
Year/Eff Age	1989 / 28			Lot Value 75,817					
Cost Approach		Manual : 01/2025		Indicated Value 293,828 119.44 Per SqFt					
Base Cost	95.45	Total Misc Impr	+ 12,090	Agland Value					
Roofing Adj	+ 4.52	Garage Cost	+ 329,504	Site Improvements 518					
Subfloor Adj	+ 0.00	Total RCN	= 218,011	Total Value 294,346 119.65 Total Value Per SqFt					
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 115,326						
Plumbing Adj	+ 6.30	Lump Sums	+ 3,833						
Basement Adj	+ 10.12	RCNLD	= 218,011						
Adj Base Cost	= 129.03	Lot Value	+ 75,817						
Total Area	x 2,460	Indicated Value	= 293,828						
Adjusted Cost	= 317,414	Value Per SqFt	119.44						
Miscellaneous Improvements									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615	
PRCH	SLAB PORCH - COVERED	76646	20x5		100	26.62		2,662	
PRCH	SLAB PORCH - COVERED	76647	24x6		144	26.48		3,813	
WODC	WOOD DECK - COVERED	76648	12x10		120	45.63	30%	3,833	



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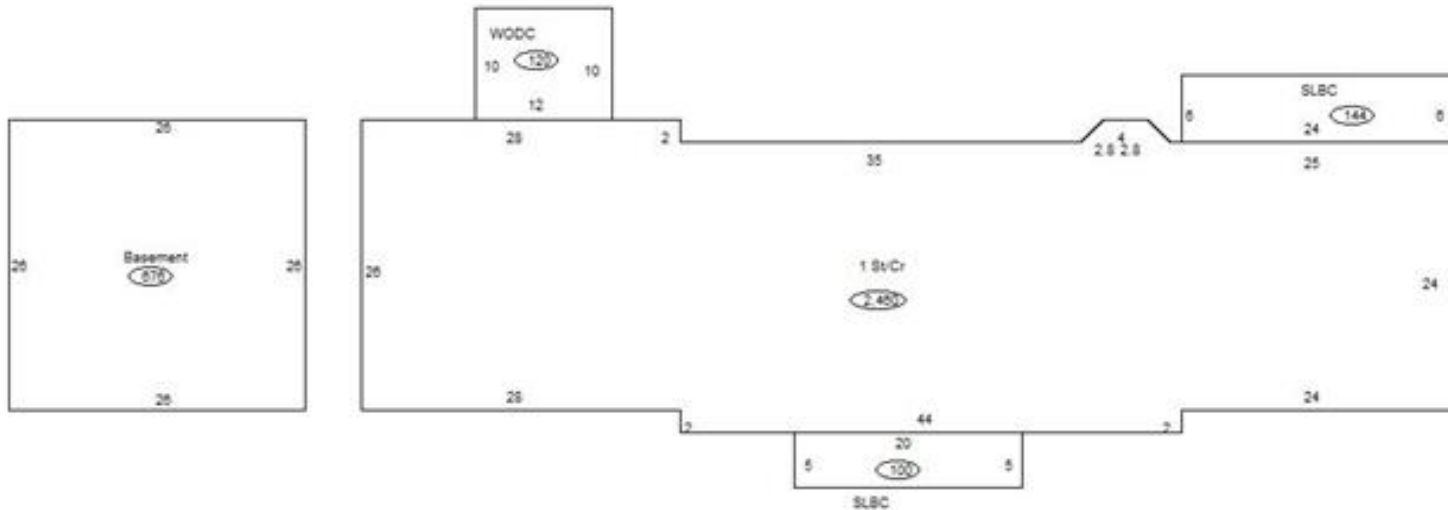
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,460	1.000	2,460
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PRCH		13	SLBC	144	1.000	144
4	M	WODC		13	WODC	120	1.000	120
5	B	3		13	Basement	676	1.000	676
Total Building Area						2,460		2,460



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	12x18x8	Gravel	Formed Metal	216
	Qual 2	Cond 2	Year 2010	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.11 x 216)	888		888	888



CPAT	Carport - Attached	10x26x8	Gravel	Formed Metal	260
Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (6.43 x 260)	1,672		1,672	1,154

518