



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:08:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660032040 Parcel ID 22N17E-36-4-00000-000-0000 Cadastral ID 36-22-17-00560 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 304558 POSITIVE PROPERTIES LLC 309 KIERSEY CORNER PRYOR OK 74361-0000 Parcel Location Situs 18655 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>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/19/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	2.6257	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	114,375.00 x .44 = 50,374	
Factor Value		
Adjustments	1.0000	
Lot Value	50,374	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,076 / 1,076
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,076
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	FULL -
Year/Eff Age	1990 / 15



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/19/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,711	135.42	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	101.72	Total Misc Impr	+	2,344	
Roofing Adj	+ 4.69	Garage Cost	+	16,646	
Subfloor Adj	+ -1.23	Total RCN	=	158,590	
Heat/Cool Adj	+ 11.47	Depreciation (26%)	-	41,233	
Plumbing Adj	+ 13.09	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	117,357	
Adj Base Cost	= 129.74	Lot Value	+	50,374	
Total Area	x 1,076	Indicated Value	=	167,731	
Adjusted Cost	= 139,600	Value Per SqFt		155.88	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,357		
Lot Value	50,374		
Indicated Value	167,731	155.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	167,731	155.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76651	11x4		44	24.13		1,062
PATO	SLAB PORCH - OPEN	76652	12x10		120	10.68		1,282



Rogers

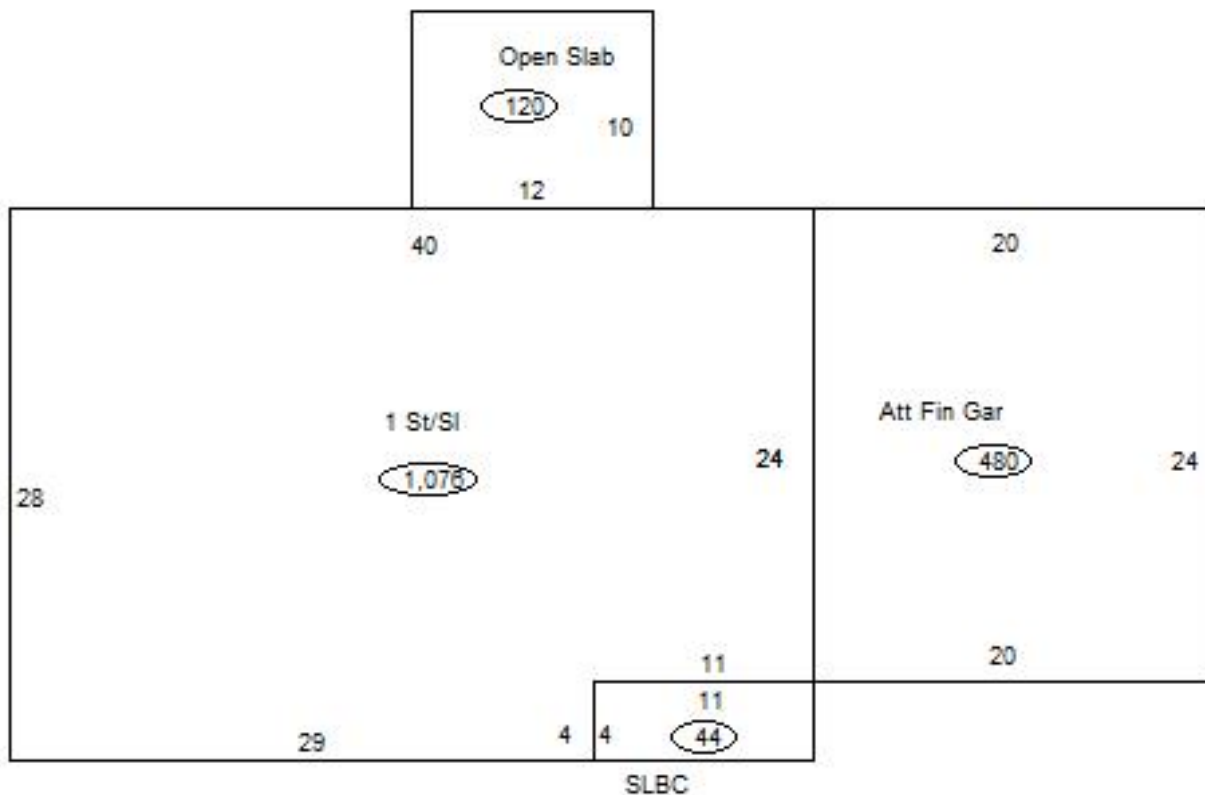
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Sketch Image

660032040



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,076	1.000	1,076
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	44	1.000	44
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,076		1,076