



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:18:06  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660051673 <b>Parcel ID</b> 22N16E-23-2-00000-000-0000 <b>Cadastral ID</b> 23-22-16-01310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 335417 COLLINS, DANIEL & NICOLE  16031 S 4170 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16031 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.48 - Acres <b>Sec/Twn/Rng</b> 23 / 22 / 16 / 2 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37919086 -95.57763011																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.4248 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 192,742.00 x .35 = 66,862 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 66,862		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	2,355 / 2,355
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,355
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1992 / 20

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-19\IMG\_001 12/20/2022

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	311,135	132.12	Per SqFt

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

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.46	<b>Total Misc Impr</b>	+ 11,981				
<b>Roofing Adj</b>	+ 5.21	<b>Garage Cost</b>	+ 22,896				
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	= 347,009				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 23%)</b>	- 79,812				
<b>Plumbing Adj</b>	+ 10.80	<b>Lump Sums</b>	+ 5,359				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 272,556				
<b>Adj Base Cost</b>	= 132.54	<b>Lot Value</b>	+ 66,862				
<b>Total Area</b>	x 2,355	<b>Indicated Value</b>	= 339,418				
<b>Adjusted Cost</b>	= 312,132	<b>Value Per SqFt</b>	144.13				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	272,556		
<b>Lot Value</b>	66,862		
<b>Indicated Value</b>	339,418	144.13	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	16,273		
<b>Total Value</b>	355,691	151.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	77242	6x6		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	77243	155		155	28.98		4,492
WODO	WOOD DECK - OPEN	77244	25x14		350	19.14	20%	5,359



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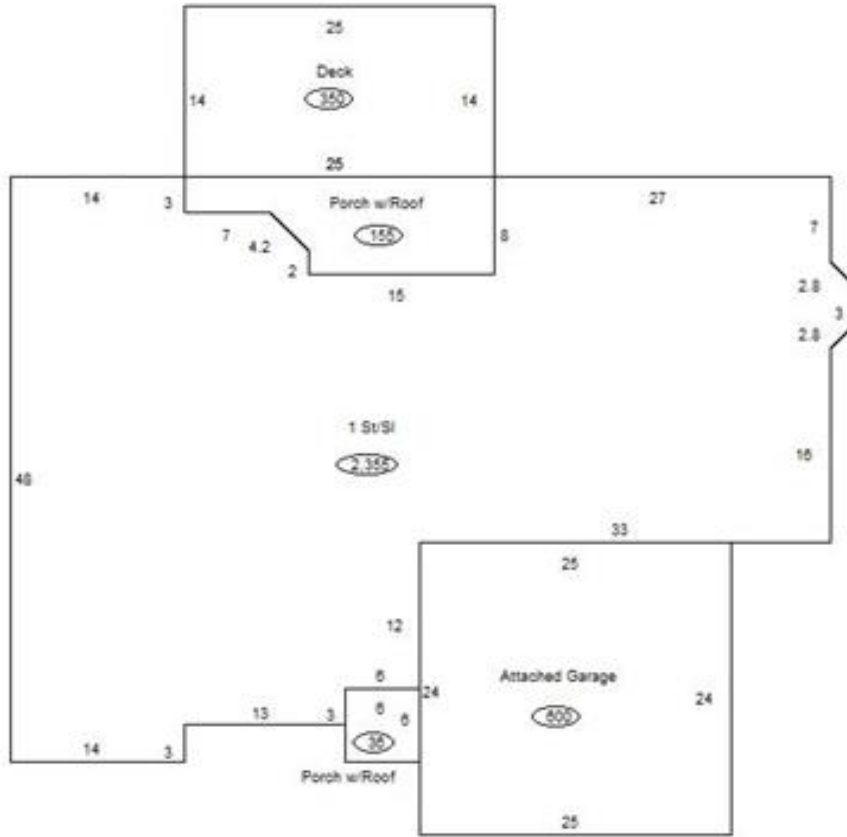
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### Sketch Image

660051673



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,355	1.000	2,355
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	155	1.000	155
5	M	WODO		13	WODO	350	1.000	350
<b>Total Building Area</b>						<b>2,355</b>		<b>2,355</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			700
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.35 x 700)		19,145	19,145	2,872		16,273