




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:03:10
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Assessment Data					Primary Image																																																																																																																				
Account 660051743 Parcel ID 22N17E-10-1-00000-000-0000 Cadastral ID 10-22-17-01260 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 346556 HAGEN, THOMAS H & JANET REVOCABLE LIVING TRUST 14400 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14400 S 4230 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 10 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					 <p>\\\\tsclient\C\Users\TS\Pictures\2016-08-22 08-16-2016\08-16-2016 8/23/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.40435427 -95.47375177 N2 S2 NE LESS W2																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



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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	1,728 / 1,728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	1,728 Total
Garage Type	900 Detached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	88.80	Total Misc Impr	+ 0
Roofing Adj	+ 4.10	Garage Cost	+ 32,418
Subfloor Adj	+ 1.09	Total RCN	= 266,683
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 58,670
Plumbing Adj	+ 10.25	Lump Sums	+ 46,692
Basement Adj	+ 19.86	RCNLD	= 254,705
Adj Base Cost	= 135.57	Lot Value	+ 254,705
Total Area	x 1,728	Indicated Value	= 254,705
Adjusted Cost	= 234,265	Value Per SqFt	147.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	254,705		
Lot Value			
Indicated Value	254,705	147.40	Per SqFt
Agland Value	1,565		
Site Improvements	48,490		
Total Value	304,760	176.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	77288	58x10		580	28.03	10%	14,632
WODC	WOOD DECK - COVERED	77289	1280		1,280	27.83	10%	32,060



Rogers

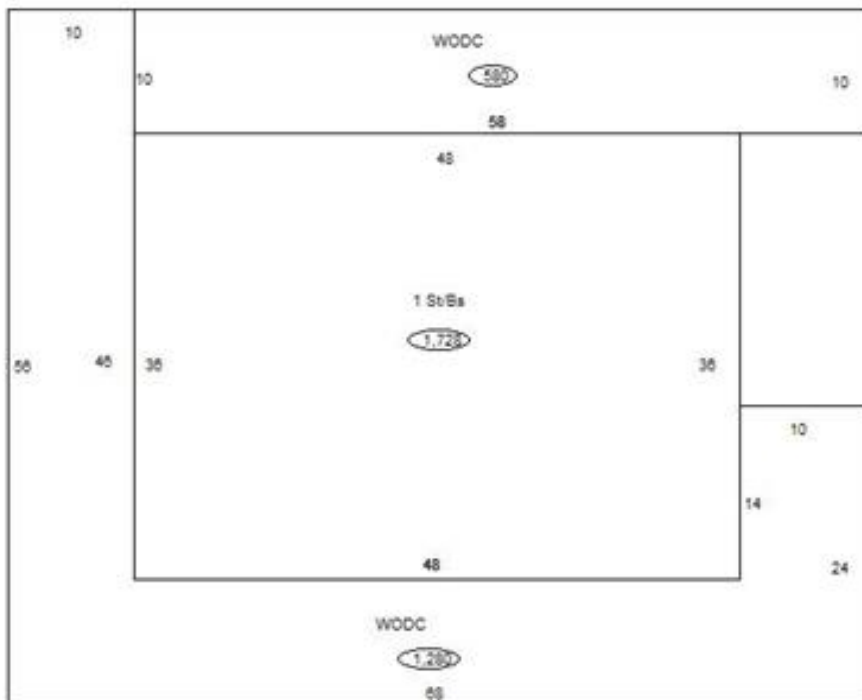
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	1,728	1.000	1,728
2	M	WODC		13	WODC	580	1.000	580
3	M	WODC		13	WODC	1,280	1.000	1,280
4	G	6		13	Det Fin Gar	900	1.000	900
Total Building Area						1,728		1,728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building	60x40x10	Concrete	Formed Metal	2,400	
Qual	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (26.21 x 2,400)	62,904	62,904	15,726	47,178

LOAF	Loafing Shed	24x16x8	Dirt	Formed Metal	384
Qual	3	Cond 3	Year 2005	Eff Age 16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (7.12 x 384)	2,734	2,734	1,422	1,312



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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			3.000	122	122	367	367
HC	HECTOR STONY SANDY LOAM	NTV PST	20			8.000	48	48	384	384
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			7.000	84	84	588	588
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			2.000	113	113	226	226
NTV PST Totals						20.000			1,565	1,565
Total Agland						20.000			1,565	1,565