



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:20:23
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Assessment Data					Primary Image																																																																																																																				
Account 660054062 Parcel ID 22N17E-21-4-00000-000-0000 Cadastral ID 21-22-17-01410 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 339693 TORRES, SANDY & BETH A MCGOVNEY-TORRES REVOCABLE TRUST 16759 S BIG VALLEY BLVD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 16759 S BIG VALLEY BLVD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 21 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36804280 -95.49713178 NW SW SE					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 4071 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	77% Two Story 23% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,300 / 2,132
Style	77% Two Story - 23% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,300
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	87.05	Total Misc Impr	+ 11,331				
Roofing Adj	+ 3.06	Garage Cost	+				
Subfloor Adj	+ -1.41	Total RCN	= 249,582				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 69,883				
Plumbing Adj	+ 10.41	Lump Sums	+ 8,978				
Basement Adj	+ 0.00	RCNLD	= 188,677				
Adj Base Cost	= 111.75	Lot Value	+				
Total Area	x 2,132	Indicated Value	= 188,677				
Adjusted Cost	= 238,251	Value Per SqFt	88.50				

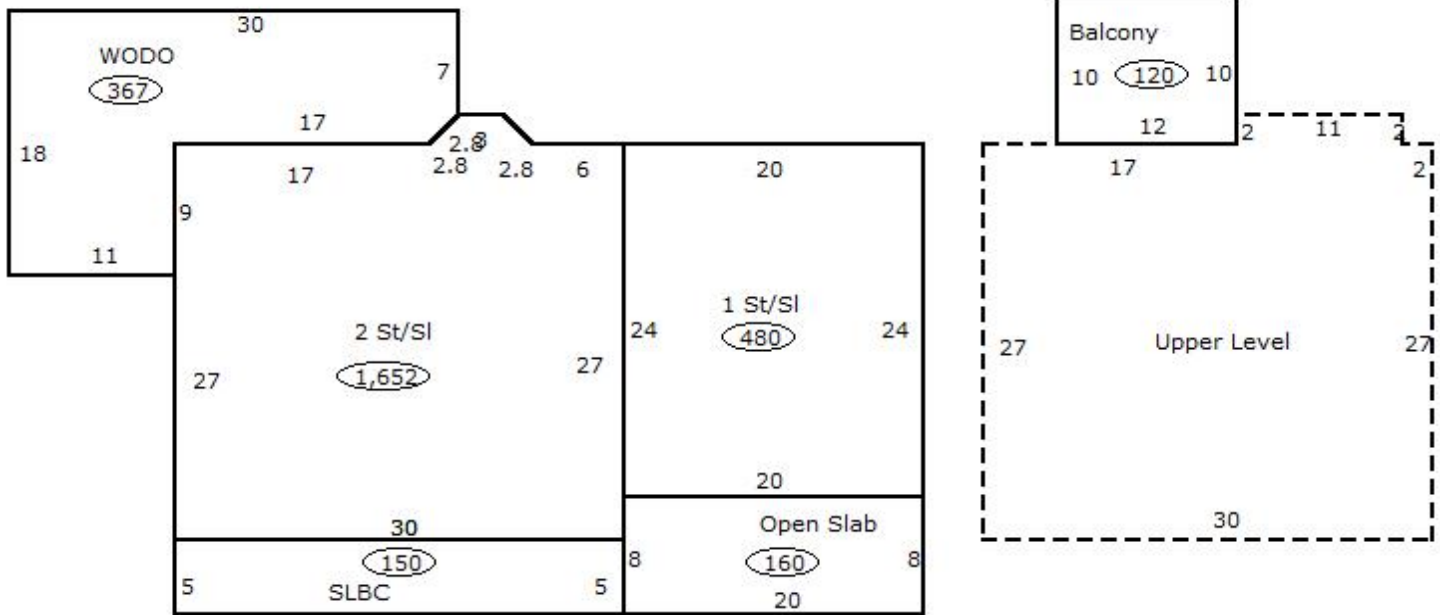
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,677		
Lot Value			
Indicated Value	188,677	88.50	Per SqFt
Agland Value	1,170		
Site Improvements	29,296		
Total Value	219,143	102.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	78233	30x5		150	26.46		3,969
WODO	WOOD DECK - OPEN	116913	367		367	16.98	10%	5,608
BALW	BALCONY - WOOD	116914	12x10		120	28.08		3,370
PATO	SLAB PORCH - OPEN	148465	20x8		160	10.92		1,747



Sketch Image

660054062



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	820	2.015	1,652
2	R	1	Slab	13	1 St/Sl	480	1.000	480
3	M	PRCH		13	SLBC	150	1.000	150
4	U	^UL		13	Upper Level	832	1.000	832
5	M	WODO		13	WODO	367	1.000	367
6	M	BALW		13	Balcony	120	1.000	120
7	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,300		2,132



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	40x36x6	Concrete	Composition Shingle	1,440	
	Qual	3	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (27.24 x 1,440)		39,226		39,226	13,729	25,497
	LOAF	Loafing Shed	16x16x6	Base	Galvanized Metal	256	
	Qual	3	Cond 3	Year 2005	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (6.73 x 256)		1,723		1,723	258	1,465
	LOAF	Loafing Shed	12x34x6	Dirt	Galvanized Metal	408	
	Qual	3	Cond 3	Year 2000	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (6.73 x 408)		2,746		2,746	412	2,334



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			4.290	108	108	463	463
VD	VERDIGRIS SILT LOAM	TMBR	95			.740	171	171	127	127
VE	VERDIGRIS CLAY LOAM	TMBR	90			.340	162	162	55	55
TMBR Totals						5.370			645	645
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.030	192	192	6	6
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			4.600	113	113	519	519
NTV PST Totals						4.630			525	525
Total Agland						10.000			1,170	1,170