



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:26:11  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660054434 <b>Parcel ID</b> 22N17E-04-2-00000-000-0000 <b>Cadastral ID</b> 04-22-17-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 305379 RIDDLE, ANGELIA MARIE  713 GYRFALCON DR NORMAN OK 73072-0000  <b>Parcel Location</b> <b>Situs</b> 13421 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 4 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41690476 -95.50456552																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	43,771.00 x .55 = 24,053	
Factor Value		
Adjustments	1.0000	
Lot Value	24,053	



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,680
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	403 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	186,094	110.77	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	98.60	Total Misc Impr	+	870	
Roofing Adj	+ 4.95	Garage Cost	+	11,764	
Subfloor Adj	+ -1.15	Total RCN	=	213,142	
Heat/Cool Adj	+ 11.47	Depreciation ( 22%)	-	46,891	
Plumbing Adj	+ 5.48	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	166,251	
Adj Base Cost	= 119.35	Lot Value	+	24,053	
Total Area	x 1,680	Indicated Value	=	190,304	
Adjusted Cost	= 200,508	Value Per SqFt		113.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,251		
Lot Value	24,053		
Indicated Value	190,304	113.28	Per SqFt
Agland Value			
Site Improvements	3,479		
Total Value	193,783	115.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78279	6x6		36	24.16		870





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	CARPORT PORTABLE	24x14x12	Dirt	Formed Metal	336
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.37 x 336)	1,804		1,804	1,804	
	SHDS	SHED	12x24x10	Plank	Formed Metal	288
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.37 x 288)	6,443		6,443	2,964	3,479
	PCPT	CARPORT PORTABLE	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 240)	1,106		1,106	1,106	
	SHDS	SHED	9x11x8	Plank	Formed Metal	99
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.46 x 99)	2,818		2,818	2,818	