



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:02:40
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660056162 Parcel ID 22N17E-13-1-00000-000-0000 Cadastral ID 13-22-17-03110 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 345061 SMITH, AARON D & JENNIFER 21901 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 21901 E 430 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 13 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.39154388 -95.43885076																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	10.0544	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	437,968.00 x .30 = 131,272	
Factor Value		
Adjustments	1.0500	
Lot Value	137,836	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,296 / 2,416
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,050 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1995 / 14



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/21/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	373,349	154.53	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.98	Total Misc Impr	+	7,244			
Roofing Adj	+ 3.33	Garage Cost	+	47,691			
Subfloor Adj	+ -2.61	Total RCN	=	343,140			
Heat/Cool Adj	+ 16.31	Depreciation (14%)	-	48,040			
Plumbing Adj	+ 8.28	Lump Sums	+	6,823			
Basement Adj	+ 0.00	RCNLD	=	301,923			
Adj Base Cost	= 119.29	Lot Value	+	137,836			
Total Area	x 2,416	Indicated Value	=	439,759			
Adjusted Cost	= 288,205	Value Per SqFt		182.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,923		
Lot Value	137,836		
Indicated Value	439,759	182.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	439,759	182.02	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	7,243.87		7,244
WODO	WOOD DECK - OPEN	78611	494		494	21.25	35%	6,823



Rogers

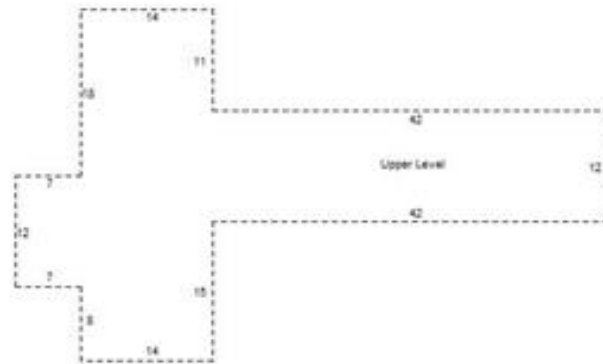
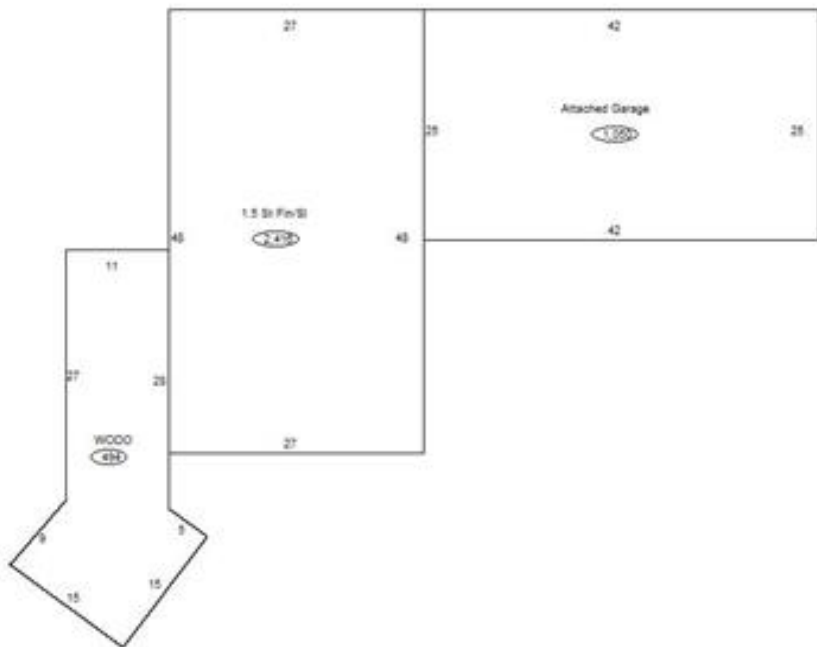
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Sketch Image

660056162



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,296	1.864	2,416
2	G	1		13	Attached Garage	1,050	1.000	1,050
3	M	WODO		13	WODO	494	1.000	494
4	U	^UL		13	Upper Level	1,120	1.000	1,120
Total Building Area						1,296		2,416



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x10x8	Plank	Galvanized Metal	180
	Qual	3	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.97 x 180)		4,675		4,675	4,675	