



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660057172 <b>Parcel ID</b> 22N17E-18-1-00000-000-0000 <b>Cadastral ID</b> 18-22-17-03840 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 264463 NICHOLS, DANIEL LOUIS &  SYDNEY FAYE NICHOLS 16660 E 430 CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16660 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 18 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/5/2020</p>														
<b>Legal Description</b> Lat/Long: 36.39164389 -95.53074907																			
SE NW NE					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1045/152	ROMO, BERNIE J	11/07/1996	111,000	Yes										
					1024/357	ROMO, GIL A &	04/25/1996	112,000	No										
					962/360	LITTLEFIELD, WILLIAM R	07/13/1994	35,000	No										
					954/312	LITTLEFIELD, WILLIAM R	04/23/1994	35,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	101.310	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	129,364	66,534	11%	7,319	<b>Assessed</b>	14,479	1,466.87										
Year Frozen	0	<b>Improvements</b>	30,428	16,330		1,796	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	50,908	48,760		5,364	<b>Exemption</b>	1,000	-88.00										
TIF Project ID	0	<b>Total Value</b>	210,700	131,624		14,479	<b>Total Taxable</b>	13,479	1,379.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660057172	NICHOLS, DANIEL LOUIS &			75	173,649	1000	13,057	1,336.00										
2024	2024-660057172	NICHOLS, DANIEL LOUIS &			75	170,086	1000	12,648	1,302.00										
2023	2023-660057172	NICHOLS, DANIEL LOUIS &			75	137,525	1000	12,250	1,289.00										
2022	2022-660057172	NICHOLS, DANIEL LOUIS &			75	129,599	1000	11,864	1,275.00										
2021	2021-660057172	NICHOLS, DANIEL LOUIS &			75	131,645	1000	11,490	1,201.00										
2020	2020-660057172	NICHOLS, DANIEL LOUIS &			75	122,637	1000	11,125	1,207.00										
2019	2019-660057172	NICHOLS, DANIEL LOUIS &			75	107,026	1000	10,773	1,160.00										
2018	2018-660057172	NICHOLS, DANIEL LOUIS &			75	113,566	1000	11,493	1,243.00										
2017	2017-660057172	NICHOLS, DANIEL LOUIS &			75	112,195	1000	11,342	1,219.00										
2016	2016-660057172	NICHOLS, DANIEL LOUIS &			75	124,540	1000	12,543	1,344.00										
2015	2015-660057172	NICHOLS, DANIEL LOUIS &			75	119,534	1000	12,148	1,325.00										
2014	2014-660057172	NICHOLS, DANIEL LOUIS &			75	117,821	1000	11,960	1,323.00										
2013	2013-660057172	NICHOLS, DANIEL LOUIS &			75	117,639	1000	11,940	1,289.00										



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	9.8791							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	430,334.00 x .30 = 129,364			DTGF	11/5/2020			
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	129,364			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	129,364			
Basement Area				Indicated Value	129,364 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements	12,621			
Year/Eff Age /				Total Value	141,985 0.00 Total Value Per SqFt			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 129,364					
Total Area	x	Indicated Value	= 129,364					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0			734
	Qual	3	Cond 3	Year 2000	Eff Age 20	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (49.13 x 734)	36,061	36,061	23,440	12,621



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Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value																																																
<b>Residential Data</b> Type 6 Mobile Home 76 x 28 Condition 3.5 - Average Quality 4.1 - Good Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Lap Base/Total Area 2,128 / 2,128 Style 100% Single Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 1994 / 22																																																
<b>Cost Approach</b> Manual : 01/2025		\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/5/2020																																														
<table border="0"> <tr> <td>Base Cost</td><td>38.52</td><td>Total Misc Impr</td><td>+</td><td>0</td></tr> <tr> <td>Roofing Adj</td><td>+ 3.45</td><td>Garage Cost</td><td>+</td><td></td></tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td><td>Total RCN</td><td>=</td><td>115,699</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 2.89</td><td>Depreciation ( 56%)</td><td>-</td><td>64,791</td></tr> <tr> <td>Plumbing Adj</td><td>+ 9.51</td><td>Lump Sums</td><td>+</td><td>8,446</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>=</td><td>59,354</td></tr> <tr> <td>Adj Base Cost</td><td>= 54.37</td><td>Lot Value</td><td>+</td><td></td></tr> <tr> <td>Total Area</td><td>x 2,128</td><td>Indicated Value</td><td>=</td><td>59,354</td></tr> <tr> <td>Adjusted Cost</td><td>= 115,699</td><td>Value Per SqFt</td><td></td><td>27.89</td></tr> </table>		Base Cost	38.52	Total Misc Impr	+	0	Roofing Adj	+ 3.45	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	115,699	Heat/Cool Adj	+ 2.89	Depreciation ( 56%)	-	64,791	Plumbing Adj	+ 9.51	Lump Sums	+	8,446	Basement Adj	+ 0.00	RCNLD	=	59,354	Adj Base Cost	= 54.37	Lot Value	+		Total Area	x 2,128	Indicated Value	=	59,354	Adjusted Cost	= 115,699	Value Per SqFt		27.89	<b>GRM Approach</b> GRM Code Gross Rent 0.00 Indicated Value	
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Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value																																													
WODC	WOOD DECK - COVERED	79104	34x12 408 37.64 45% 8,446																																													



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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	13		25	Singlewide	2,128	1.000	2,128
2	M	WODC		25	WODC	408	1.000	408
3	O	GRDT		25	GRDT	832	1.000	832
<b>Total Building Area</b>						<b>2,128</b>		<b>2,128</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	32x26x6	Base	Composition Shingle	832
	Qual 2	Cond 3	Year 1994	Eff Age 0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (17.31 x 832)	14,402	14,402	5,041	9,361