



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660061547 Parcel ID 23N17E-27-3-00000-000-0000 Cadastral ID 27-23-17-01610 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 322141 ETTER, DAVID WILLIAM 19285 E HWY 28A CLAREMORE OK 74017-0000 Parcel Location Situs 19285 E HWY 28A Subdivision Lot/Block / Parcel Size 4.998 - Acres Sec/Twn/Rng 27 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-21\IMG_005; 10/26/2020</p>														
Legal Description Lat/Long: 36.43866923 -95.48328167																			
E2 SW SE SW LESS N 10' S 50' E 10' THEREOF					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>R5</td> <td>R5-ROLL PORTABLE HOUSE PER V5/L</td> <td>01/2005</td> <td>02/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	R5-ROLL PORTABLE HOUSE PER V5/L	01/2005	02/2005	
Number	Description	Opened	Closed	Amount															
R5	R5-ROLL PORTABLE HOUSE PER V5/L	01/2005	02/2005																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2651/650	DARIS STIMSON REAL ESTATE INC	07/31/2017	37,500	12										
					1774/44	JOCHMANS, REBEKAH KAY	05/13/2006	51,500	YES										
					1585/352	STIMSON, DARIS D & SUE ANN	05/01/2004	37,500	YES										
					1063/543	CAPEHART, LEWIS F SR &	04/25/1997	2,500	No										
					989/162	STIMSON, DARIS D & SUE ANN	05/23/1995	16,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax										
Remove Cap	2018	Land Value	75,716	67,669	11%	7,444	Assessed	16,986	1,626.24										
Year Frozen	0	Improvements	15,680	12,432		1,368	Penalty	0											
Uncapped Value	0	Mobile Home	74,311	74,311		8,174	Exemption	1,000	-83.00										
TIF Project ID	0	Total Value	165,707	154,412		16,986	Total Taxable	15,986	1,543.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660061547	ETTER, DAVID WILLIAM			71	171,972	1000	15,491	1,496.00										
2024	2024-660061547	ETTER, DAVID WILLIAM			71	171,237	1000	15,010	1,478.00										
2023	2023-660061547	ETTER, DAVID WILLIAM			71	141,310	1000	14,544	1,448.00										
2022	2022-660061547	ETTER, DAVID WILLIAM			71	139,355	1000	14,329	1,434.00										
2021	2021-660061547	ETTER, DAVID WILLIAM			71	139,033	1000	14,294	1,442.00										
2020	2020-660061547	ETTER, DAVID WILLIAM			71	166,743	1000	16,665	1,696.00										
2019	2019-660061547	ETTER, DAVID WILLIAM			71	155,907	1000	16,150	1,671.00										
2018	2018-660061547	ETTER, DAVID WILLIAM			71	158,810	1000	16,470	1,687.00										
2017	2017-660061547	ETTER, DAVID WILLIAM			71	88,367	0	5,285	541.00										
2016	2016-660061547	DARIS STIMSON REAL ESTATE INC			71	86,172	0	5,034	524.00										
2015	2015-660061547	DARIS STIMSON REAL ESTATE INC			71	85,984	0	4,794	493.00										
2014	2014-660061547	DARIS STIMSON REAL ESTATE INC			71	82,975	0	4,566	484.00										
2013	2013-660061547	DARIS STIMSON REAL ESTATE INC			71	79,206	0	4,349	455.00										



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	4.998		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	215,742.00 x .35 = 75,716		
Factor Value			
Adjustments	1.0000		
Lot Value	75,716		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	615 / 615
Style	100% One Story
HVAC	2 Wall Air Conditioners (Count) 100% Wall Furnac
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 31

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	75,716
Indicated Value	75,716
Agland Value	123.12 Per SqFt
Site Improvements	15,680
Total Value	91,396
	148.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.83	Total Misc Impr	+ 0
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 2.77	Total RCN	= 65,910
Heat/Cool Adj	+ 0.70	Depreciation (100%)	- 65,910
Plumbing Adj	+ 7.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 107.17	Lot Value	+ 75,716
Total Area	x 615	Indicated Value	= 75,716
Adjusted Cost	= 65,910	Value Per SqFt	123.12

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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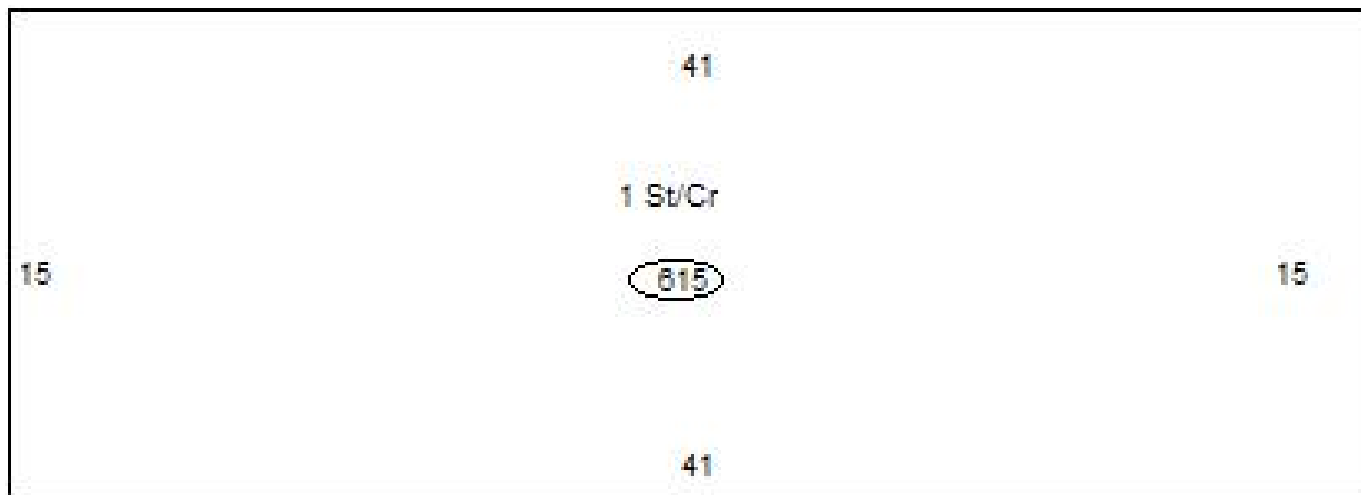
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	615	1.000	615
Total Building Area						615		615



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x30x8	Plank	Composition Shingle	360	
	Qual	3	Cond 2	Year 2020	Eff Age 6		
	Interior Finish (Residential)		Finished Area	Fixture Count			12,172
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
Base Cost (20.68 x 360)		7,445	12,172	19,617	5,493	14,124	
	SHDS	Shed - Small	0x0x0	Plank	Composition Shingle	101	
	Qual	2	Cond 2	Year 2020	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
	Base Cost (21.40 x 101)		2,161		2,161	605	1,556
	SHDS	Shed - Small	12x38x8	Plank	Composition Shingle	456	
	Qual	2	Cond 2	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (16.16 x 456)		7,369		7,369	7,369	



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Lot Data	
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	



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Residential Data	
Type	6 Mobile Home 64 x 32
Condition	3 - Average
Quality	3.7 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Hardboard Lap
Base/Total Area	2,048 / 2,048
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 7

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	74,311
Lot Value	
Indicated Value	74,311 36.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	74,311 36.28 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	35.92	Total Misc Impr	+	0			
Roofing Adj	+ 3.14	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	99,082			
Heat/Cool Adj	+ 2.69	Depreciation (25%)	-	24,771			
Plumbing Adj	+ 6.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	74,311			
Adj Base Cost	= 48.38	Lot Value	+				
Total Area	x 2,048	Indicated Value	=	74,311			
Adjusted Cost	= 99,082	Value Per SqFt		36.28			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value