



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 660067628 Parcel ID 23N17E-33-1-00000-000-0000 Cadastral ID 33-23-17-02210MH Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 329292 SCARPA, CHRISTOPHER & SHERRI A 18700 E HWY 28A CLAREMORE OK 74019-0000 Parcel Location Situs 18700 E HWY 28A Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 33 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43593793 -95.49556695 W2 E2 NW NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 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	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	862 / 1,258
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 17

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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	89.11	Total Misc Impr	+ 0				
Roofing Adj	+ 4.06	Garage Cost	+ 0				
Subfloor Adj	+ 0.89	Total RCN	= 145,614				
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 30,579				
Plumbing Adj	+ 10.22	Lump Sums	+ 13,680				
Basement Adj	+ 0.00	RCNLD	= 128,715				
Adj Base Cost	= 115.75	Lot Value	+ 128,715				
Total Area	x 1,258	Indicated Value	= 128,715				
Adjusted Cost	= 145,614	Value Per SqFt	102.32				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,715		
Lot Value			
Indicated Value	128,715	102.32	Per SqFt
Agland Value	879		
Site Improvements	2,492		
Total Value	132,086	105.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	82337	37x6		222	34.63	6%	7,227
WODC	WOOD DECK - COVERED	82338	30x6		180	38.14	6%	6,453
SHLT	STORM SHELTER-INGROUND			2025	1	0.00		



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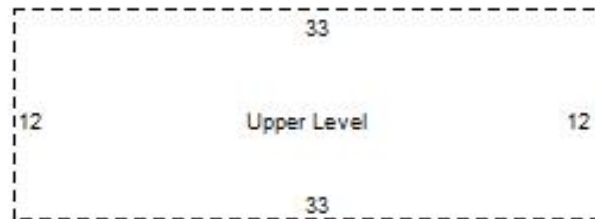
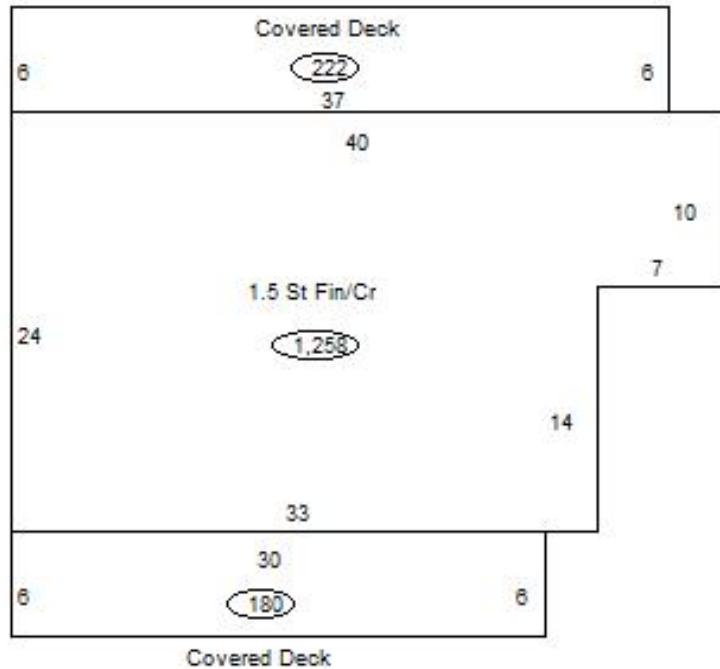
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Sketch Image

660067628



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	862	1.459	1,258
2	M	WODC		13	WODC	222	1.000	222
3	M	WODC		13	WODC	180	1.000	180
4	U	^UL		13	Upper Level	396	1.000	396
Total Building Area						862		1,258



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (24.87 x 80)		1,990		1,990	1,990
	SHDS	Shed - Small	14x12x8	Plank	Formed Metal	168
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)
	Base Cost (20.09 x 168)		3,375		3,375	1,553
	SHDS	Shed - Small	20x14x8	Dirt	Galvanized Metal	280
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)
	Base Cost (11.97 x 280)		3,352		3,352	2,682



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			.230	36	36	8	8
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			7.260	63	63	457	457
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			.450	113	113	51	51
TMBR Totals						7.940			516	516
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63			2.060	176	176	363	363
IMP PST Totals						2.060			363	363
Total Agland						10.000			879	879