



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 660067700 Parcel ID 22N17E-31-3-00000-000-0000 Cadastral ID 31-22-17-00910 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 266617 CONGER, GLENN A & CATHY LEA TRUSTEES 16305 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16305 E 470 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 31 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33725346 -95.53856425																																																																																																																									
PT OF LOT 4 & PT OF SE SW DESC AS; E 660' W 1673' S 660' 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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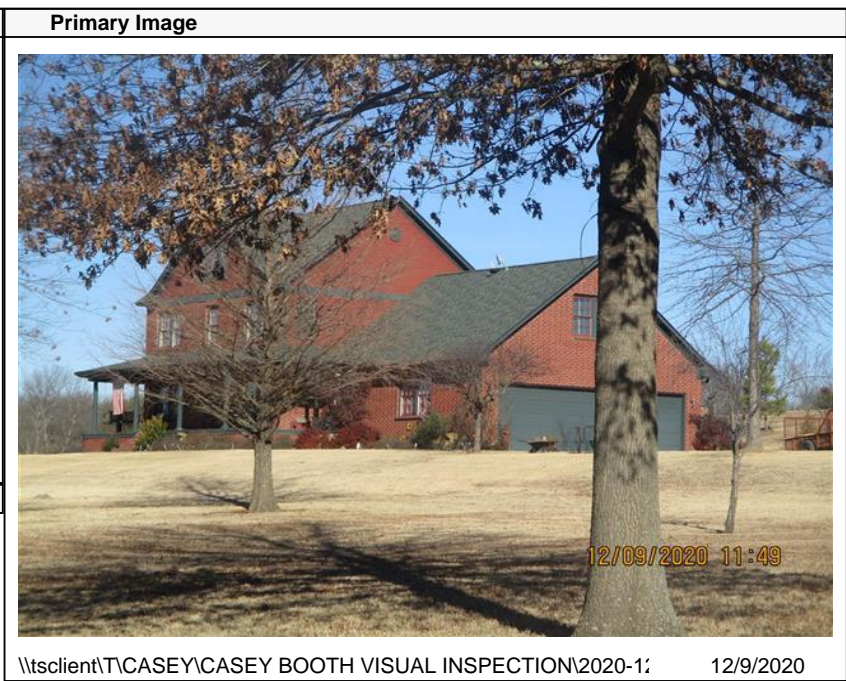
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/9/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,494 / 2,868
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	825 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

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	332,843		
Lot Value			
Indicated Value	332,843	116.05	Per SqFt
Agland Value	2,240		
Site Improvements	51,335		
Total Value	386,418	134.73	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.98	Total Misc Impr	+	33,123
Roofing Adj	+ 3.26	Garage Cost	+	46,951
Subfloor Adj	+ -2.53	Total RCN	=	432,264
Heat/Cool Adj	+ 16.31	Depreciation (23%)	-	99,421
Plumbing Adj	+ 8.78	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	332,843
Adj Base Cost	= 122.80	Lot Value	+	
Total Area	x 2,868	Indicated Value	=	332,843
Adjusted Cost	= 352,190	Value Per SqFt		116.05

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
PRCH	SLAB PORCH - COVERED	82349		720	720	30.62		22,046
PATO	SLAB PORCH - OPEN	82350		25x14	350	10.95		3,833



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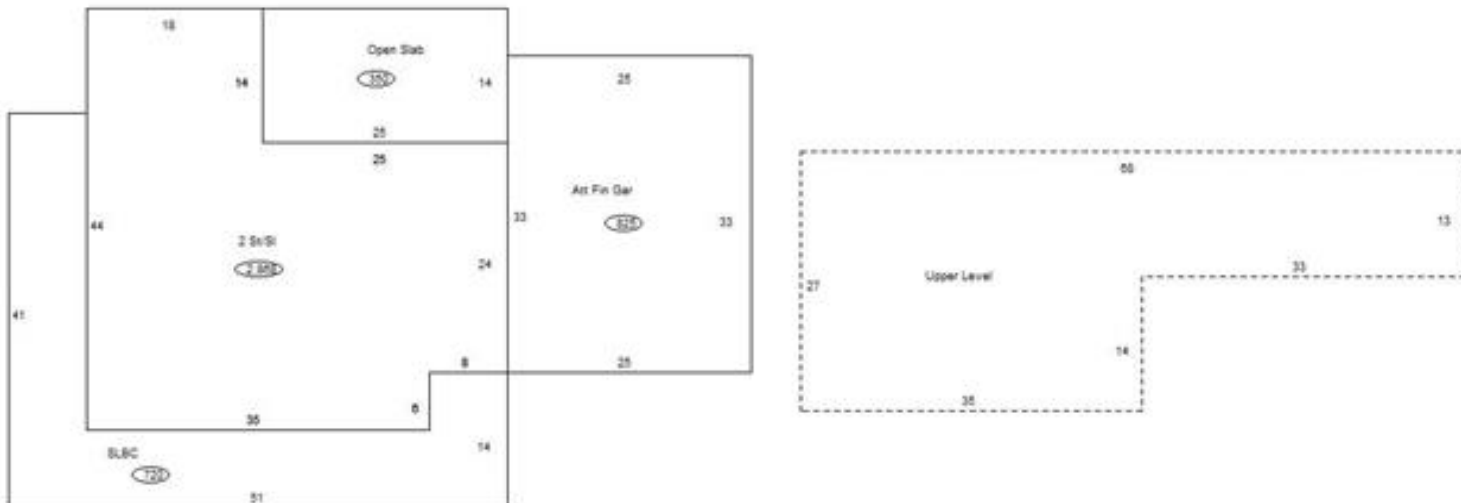
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Sketch Image

660067700



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,494	1.920	2,868
2	G	5		13	Att Fin Gar	825	1.000	825
3	M	PRCH		13	SLBC	720	1.000	720
4	M	PATO		13	Open Slab	350	1.000	350
5	U	^UL	Overhang	13	Upper Level	1,374	1.000	1,374
Total Building Area						1,494		2,868



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x30x16	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2021	Eff Age 4		
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (32.24 x 600)	19,344	19,344	1,354	17,990
	UTIL	SHOP BUILDING	30x50x12	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (29.64 x 1,500)	44,460	44,460	11,115	33,345



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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
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			10.000	224	224	2,240	2,240
IMP PST Totals						10.000			2,240	2,240
Total Agland						10.000			2,240	2,240