



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660068207 <b>Parcel ID</b> 22N16E-33-1-00000-000-0000 <b>Cadastral ID</b> 33-22-16-00130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 326843 KIRKENDALL, ARIANA N REVOCABLE TRUST  12550 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18202 S 4160 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 33 / 22 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34951259 -95.59910763																																																																																																																									
<b>S2 N2 NE NE</b>					<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																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	3,284 / 3,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.69	Total Misc Impr	+ 40,775				
Roofing Adj	+ 5.59	Garage Cost	+ 38,153				
Subfloor Adj	+ 0.00	Total RCN	= 513,237				
Heat/Cool Adj	+ 16.31	Depreciation ( 14%)	- 71,853				
Plumbing Adj	+ 7.66	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 441,384				
Adj Base Cost	= 132.25	Lot Value	+ 441,384				
Total Area	x 3,284	Indicated Value	= 441,384				
Adjusted Cost	= 434,309	Value Per SqFt	134.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	441,384		
Lot Value			
Indicated Value	441,384	134.40	Per SqFt
Agland Value	1,080		
Site Improvements	95,116		
Total Value	537,580	163.70	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
PRCH	SLAB PORCH - COVERED	82535		1129	1,129	29.70		33,531
SHLT	STORM SHELTER			1	2019	0.00		



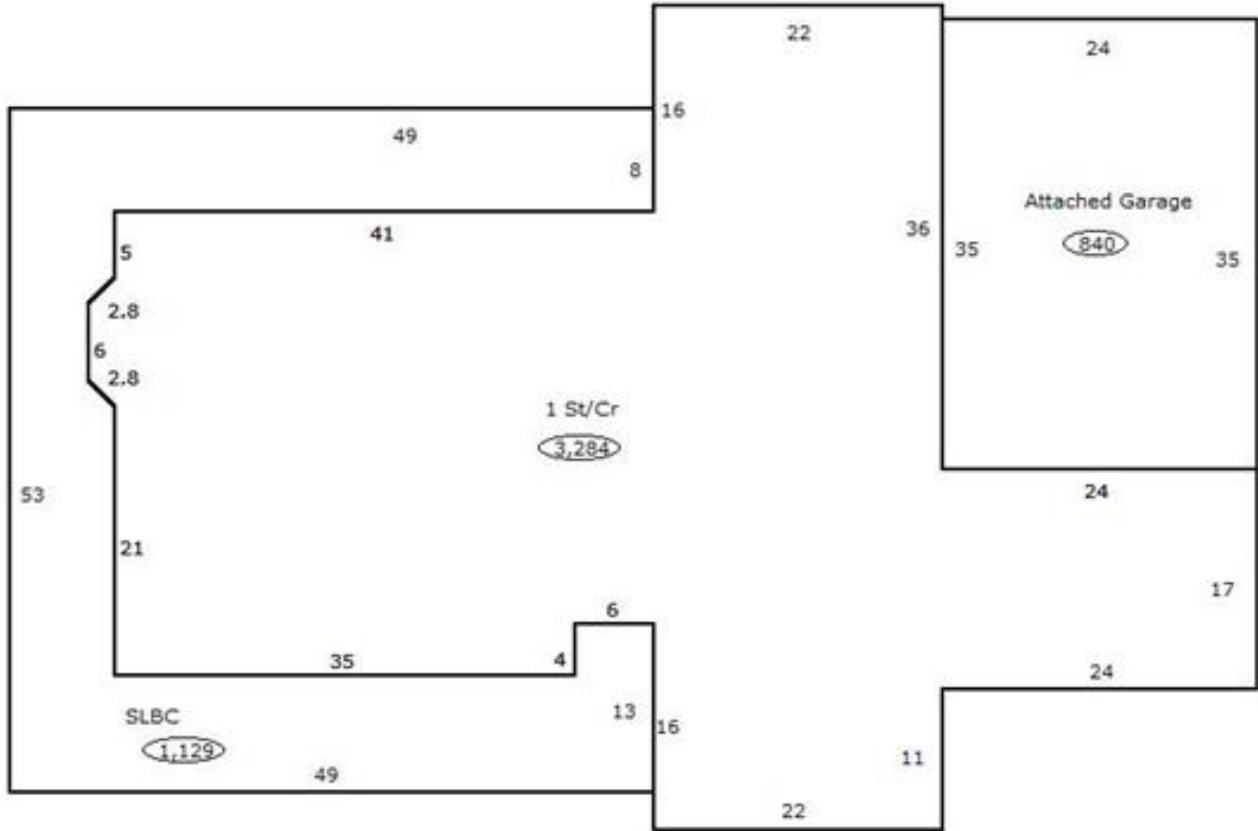
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	3,284	1.000	3,284
2	G	1		13	Attached Garage	840	1.000	840
3	M	PRCH		13	SLBC	1,129	1.000	1,129
<b>Total Building Area</b>						3,284		3,284



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QA	QUAN AVG	54x86x0			4,644
	Qual	3	Cond 3	Year	2015	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (8.48 x 4,644)		39,381		39,381	39,381
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	2	Cond 3	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (28.71 x 1,500)		43,065		43,065	43,065
	BARN	BARN	0x0x0			1,000
	Qual	3	Cond 3	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (10.48 x 1,000)		10,480		10,480	10,480
	LT	LEAN-TO	15x50x0			750
	Qual	3	Cond 3	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (2.92 x 750)		2,190		2,190	2,190



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	10.000	108	108	1,080	1,080
<b>TMBR Totals</b>						10.000			1,080	1,080
<b>Total Agland</b>						10.000			1,080	1,080