



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:06:04
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Assessment Data					Primary Image																																																																																																																				
Account 660068245 Parcel ID 22N17E-22-4-00000-000-0000 Cadastral ID 22-22-17-00210 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 274482 THOMPSON, DENNIS P & LOVETTA J 17084 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17084 S 4230 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 22 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/16/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.36671213 -95.47250915 N2 SE SE SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.9278 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 214,654.00 x .35 = 75,444 Factor Value Adjustments 1.0000 Lot Value 75,444		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/16/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	204,997	113.89	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	94.66	Total Misc Impr	+ 11,898				
Roofing Adj	+ 5.25	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 229,986				
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 50,597				
Plumbing Adj	+ 8.61	Lump Sums	+ 7,087				
Basement Adj	+ 0.00	RCNLD	= 186,476				
Adj Base Cost	= 121.16	Lot Value	+ 75,444				
Total Area	x 1,800	Indicated Value	= 261,920				
Adjusted Cost	= 218,088	Value Per SqFt	145.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,476		
Lot Value	75,444		
Indicated Value	261,920	145.51	Per SqFt
Agland Value			
Site Improvements	22,805		
Total Value	284,725	158.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	82551	30x8		240	26.18		6,283
WODC	Wood Deck - Covered	82552	16x12		192	39.27	6%	7,087
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



Rogers

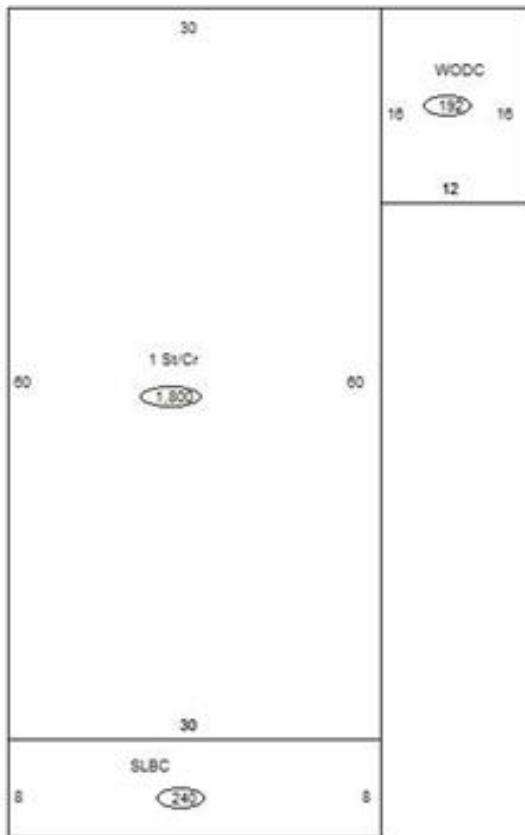
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Sketch Image

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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	1,800	1.000	1,800
2	M	PRCH		13	SLBC	240	1.000	240
3	M	WODC		13	WODC	192	1.000	192
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	34x24x8	Base	Formed Metal	816
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 816)		25,998	25,998	6,500	19,498
	CPDT	CARPORT - DETACHED	22x36x8	Concrete	Formed Metal	792
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (8.70 x 792)		6,890	6,890	3,583	3,307