



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:07:05  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660071157 <b>Parcel ID</b> 22N17E-31-3-00000-000-0000 <b>Cadastral ID</b> 31-22-17-00930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 341346 REED FAMILY REVOCABLE TRUST  16050 E PUEBLO RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16050 E PUEBLO RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33726717 -95.54255782 TR IN SW DESC AS; BEG SW/C OF SEC, TH N 660', E 330', S 660', W 330' TO POB																																																																																																																									
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 Time 07:07:05  
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.0703	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	220,860.00 x .35 = 76,995	
Factor Value		
Adjustments	1.0000	
Lot Value	76,995	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,066 / 2,066
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 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 16



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	343,384	166.21	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,476		
Lot Value	76,995		
Indicated Value	324,471	157.05	Per SqFt
Agland Value			
Site Improvements	92,660		
Total Value	417,131	201.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.30	Total Misc Impr	+	15,465			
Roofing Adj	+ 4.66	Garage Cost	+	22,280			
Subfloor Adj	+ 0.00	Total RCN	=	298,164			
Heat/Cool Adj	+ 12.64	Depreciation ( 17%)	-	50,688			
Plumbing Adj	+ 9.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	247,476			
Adj Base Cost	= 126.05	Lot Value	+	76,995			
Total Area	x 2,066	Indicated Value	=	324,471			
Adjusted Cost	= 260,419	Value Per SqFt		157.05			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	84966	26x8		208	26.28		5,466
PRCH	SLAB PORCH - COVERED	84967	114		114	26.57		3,029
PATO	SLAB PORCH - OPEN	116964	12x10		120	11.29		1,355



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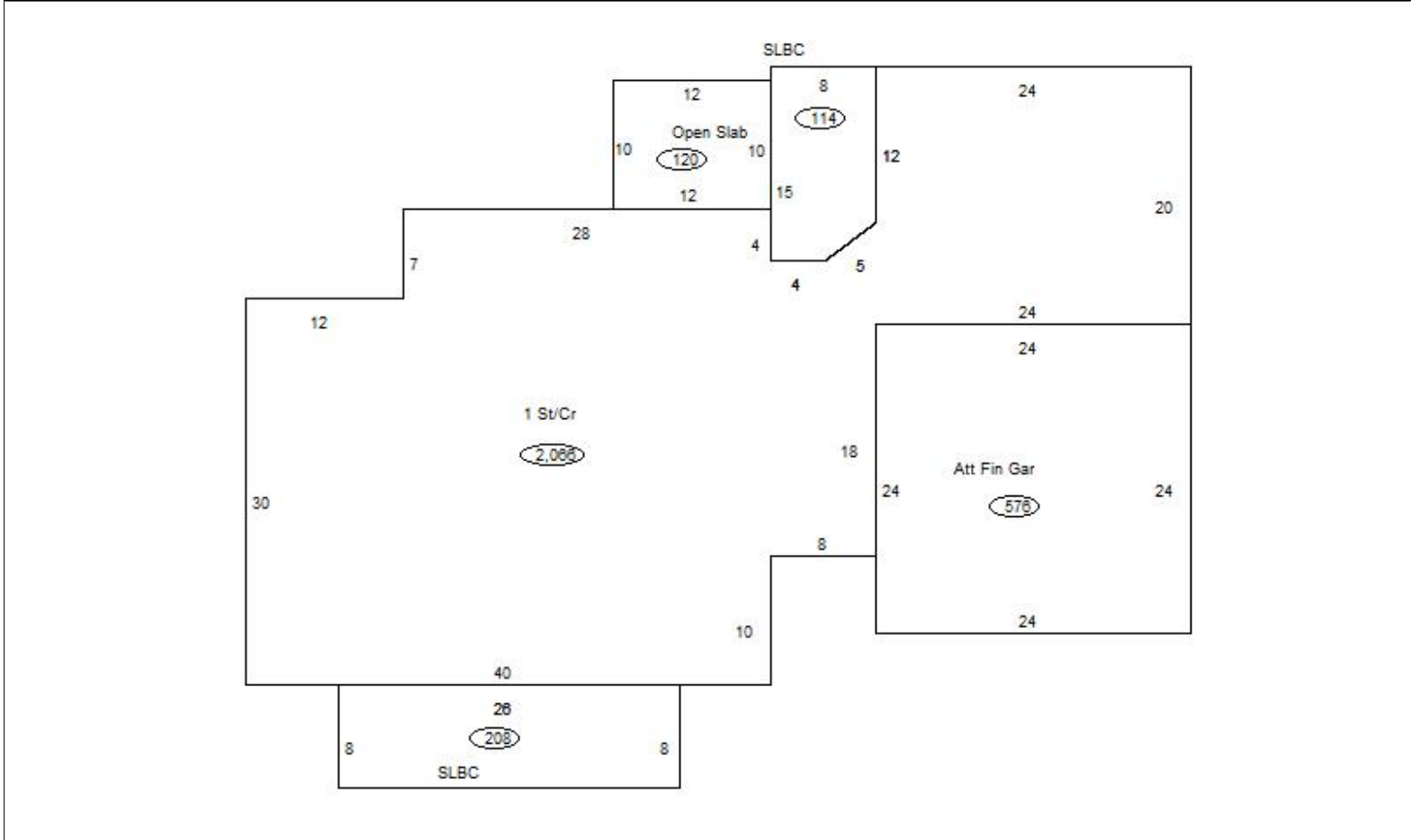
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 Page 3

Sketch Image

660071157



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,066	1.000	2,066
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PRCH		13	SLBC	114	1.000	114
5	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>2,066</b>		<b>2,066</b>



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Page 4

660071157

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	40x12x0	Concrete		480	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (52.12 x 480)	25,018		25,018	3,753	21,265
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200	
	Qual	4	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.66 x 1,200)	45,192		45,192	4,971	40,221
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.88 x 120)	2,986		2,986	1,374	1,612
	LNT0	LEAN-TO	12x12x8	Dirt	Composition Shingle	144	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.44 x 144)	1,359		1,359	707	652
	GRDT	GARAGE - DETACHED	34x28x8	Concrete	Composition Shingle	952	
	Qual	4	Cond 4	Year 2010	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.96 x 952)	36,138		36,138	7,228	28,910