



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:35:35
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Assessment Data					Primary Image																																																																																																																				
Account 660072193 Parcel ID 000000-00-0-00586-002-0026 Cadastral ID 31-22-17-04380 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 256975 WEST, LANCE & AMY LIVING TRUST 16303 E PUEBLO RD CLAREMORE OK 74017-0000 Parcel Location Situs 16303 E PUEBLO RD Subdivision PEPPER RIDGE Lot/Block 0026 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 17 / 5 Neighborhood 1131 - R-V01,2-NE OOLOGAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33968954 -95.53772896																																																																																																																									
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Lot Data		Square-Foot - NBHD 1131 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.5164		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	153,174.00 x .54 = 82,289		
Factor Value			
Adjustments	1.0000		
Lot Value	82,289		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/7/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Masonry
Base/Total Area	1,959 / 2,939
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,959
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	396,302 134.84 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	375,670 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	345,717
Lot Value	82,289
Indicated Value	428,006 145.63 Per SqFt
Agland Value	
Site Improvements	5,366
Total Value	433,372 147.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.59	Total Misc Impr	+ 18,460
Roofing Adj	+ 4.06	Garage Cost	+ 33,967
Subfloor Adj	+ -3.09	Total RCN	= 432,146
Heat/Cool Adj	+ 16.31	Depreciation (20%)	- 86,429
Plumbing Adj	+ 10.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 345,717
Adj Base Cost	= 129.20	Lot Value	+ 82,289
Total Area	x 2,939	Indicated Value	= 428,006
Adjusted Cost	= 379,719	Value Per SqFt	145.63

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	85694	35x7		245	32.11		7,867
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	85695	20x15		300	35.31		10,593



Rogers

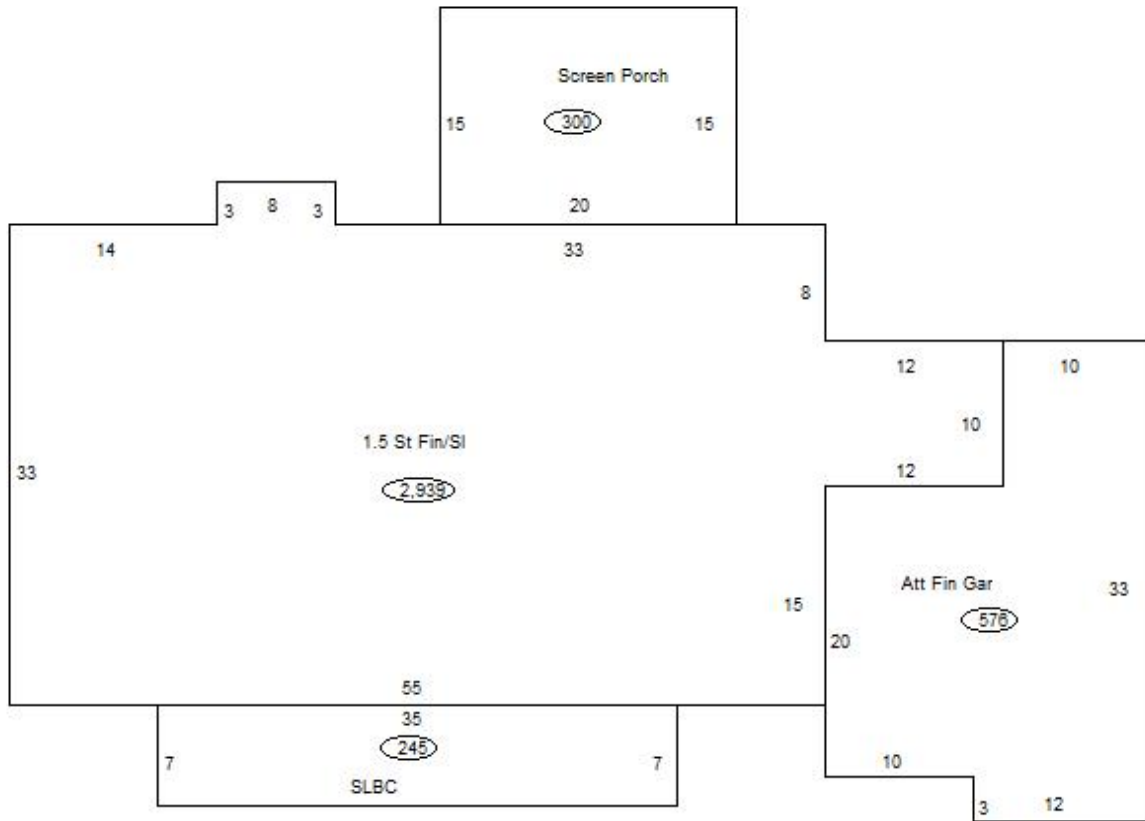
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,959	1.500	2,939
2	G	5	Slab	13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	245	1.000	245
4	M	EPKS		13	Screen Porch	300	1.000	300
Total Building Area						1,959		2,939



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.44 x 160)	4,070		4,070	4,070

	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual 4	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (25.66 x 192)	4,927		4,927	690

	LNT0	Lean To - Attached	12x8x8	Concrete	Formed Metal	96
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (14.52 x 96)	1,394		1,394	265

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