



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660073050 <b>Parcel ID</b> 23N17E-33-2-00000-000-0000 <b>Cadastral ID</b> 33-23-17-02240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 267346 TODHUNTER, STEPHEN J &  JULIA L-TRUSTEES 18400 E HWY 28 A CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 18400 E HWY 28A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.9 - Acres <b>Sec/Twn/Rng</b> 33 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.43677219 -95.50178918					<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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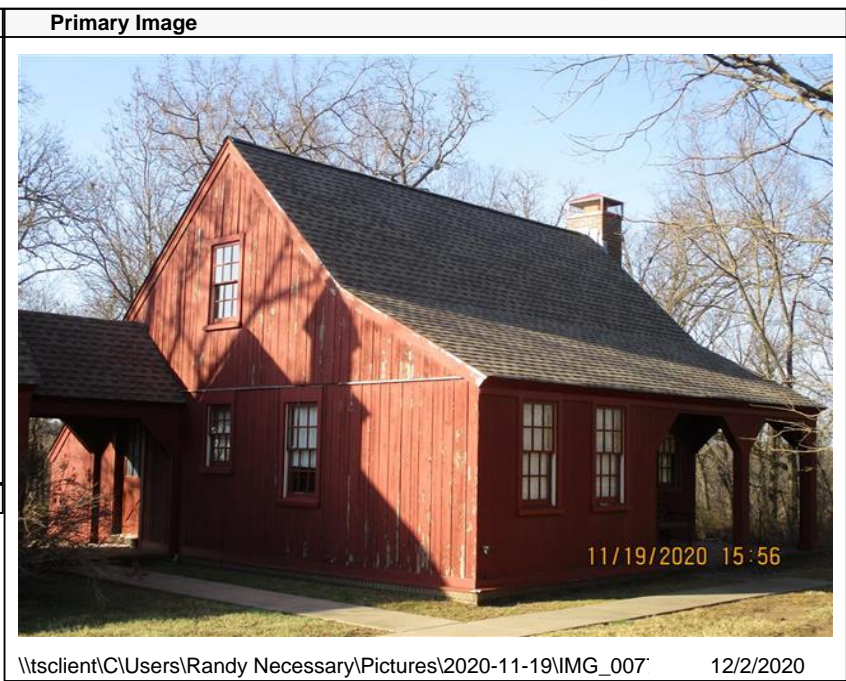
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	750 / 870
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	750
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 26

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	94.32	Total Misc Impr	+ 9,345
Roofing Adj	+ 4.16	Garage Cost	+ 12,464
Subfloor Adj	+ 0.00	Total RCN	= 121,459
Heat/Cool Adj	+ 10.30	Depreciation ( 38%)	- 46,154
Plumbing Adj	+ 5.76	Lump Sums	+ 3,646
Basement Adj	+ 0.00	RCNLD	= 78,951
Adj Base Cost	= 114.54	Lot Value	+ 78,951
Total Area	x 870	Indicated Value	= 78,951
Adjusted Cost	= 99,650	Value Per SqFt	90.75

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	78,951		
Lot Value			
Indicated Value	78,951	90.75	Per SqFt
Agland Value	518		
Site Improvements	12,362		
Total Value	91,831	105.55	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	86559	18x8		144	20.84		3,001
PRCH	Breezeway - Open	86560	12x7		84	21.03		1,767
WODO	WOOD DECK - OPEN	86563	15x13		195	19.89	6%	3,646



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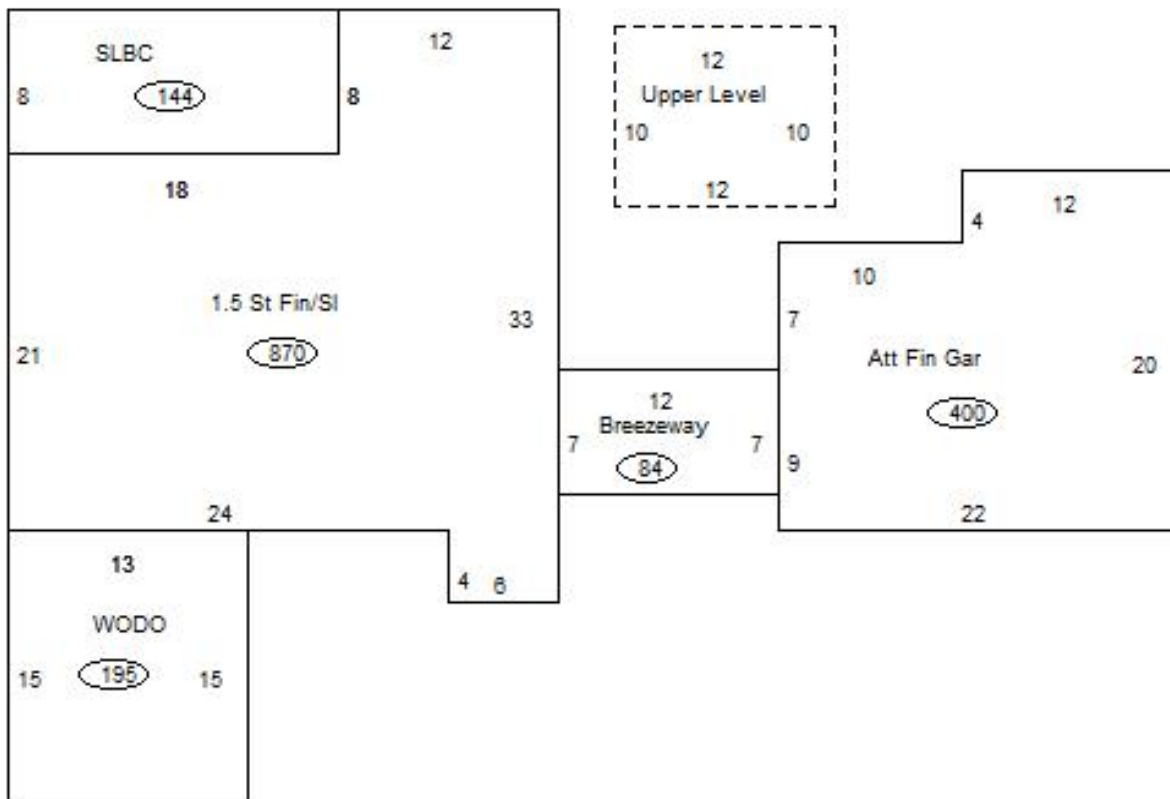
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### Sketch Image

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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/Sl	750	1.160	870
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	Breezeway	84	1.000	84
4	G	5		13	Att Fin Gar	400	1.000	400
5	U	^UL	Overhang	13	Upper Level	120	1.000	120
6	M	WODO		13	WODO	195	1.000	195
<b>Total Building Area</b>						<b>750</b>		<b>870</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - AsphalT	0x0x0			3,050
	Qual 3	Cond 3	Year 2015	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
Base Cost (3.17 x 3,050) 9,669			9,669 4,931	4,738



BNGP	Barn - General Purpose	20x30x10	Dirt	Formed Metal	600
Qual 3	Cond 3	Year 2001	Eff Age 19		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.53 x 600) 14,118			14,118 6,494	7,624



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	3.000	63	63	189	189
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63		0	2.900	113	113	329	329
<b>TMBR Totals</b>						5.900			518	518
<b>Total Agland</b>						5.900			518	518