



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660075440 Parcel ID 22N17E-25-1-00000-000-0000 Cadastral ID 25-22-17-00630 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 301106 CLINTON, JOSEPH & CANDY 17188 S 4250 RD CLAREMORE OK 74019-0000 Parcel Location Situs 17188 S 4250 RD Subdivision Lot/Block / Parcel Size 12.02 - Acres Sec/Twn/Rng 25 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36332696 -95.43779029 S 396.55' OF N 924.55' OF NE/4 NE/4.																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/19/2020

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	89.26	Total Misc Impr	+ 9,634
Roofing Adj	+ 4.73	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 139,786
Heat/Cool Adj	+ 10.30	Depreciation (21%)	- 29,355
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,431
Adj Base Cost	= 108.46	Lot Value	+
Total Area	x 1,200	Indicated Value	= 110,431
Adjusted Cost	= 130,152	Value Per SqFt	92.03

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	110,431
Lot Value	
Indicated Value	110,431
Agland Value	1,555
Site Improvements	99,855
Total Value	211,841
	176.53 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130704	40x12	2016	480	20.07		9,634



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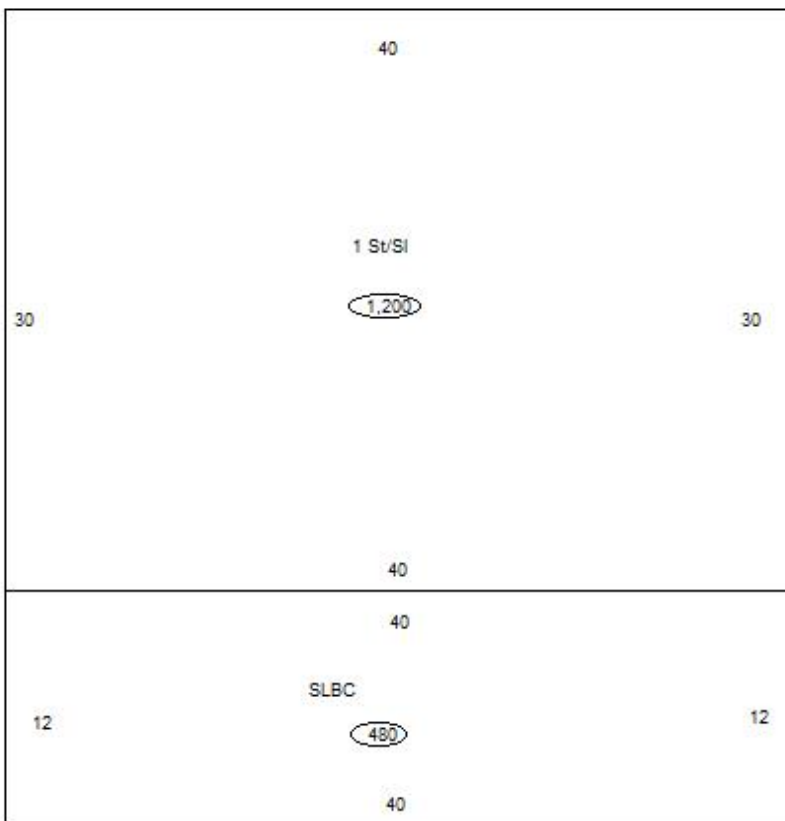
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Sketch Image

660075440



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,200	1.000	1,200
2	M	PRCH		10	SLBC	480	1.000	480
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	BARN	BARN	40x29x0			1,160		
	Qual	Cond	Year	2012	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD		
	Base Cost (11.27 x 1,160)	13,073		13,073	1,307	11,766		
	UTIL	SHOP BUILDING	40x59x0			2,360		
	Qual	1	Cond	3	Year	2012	Eff Age	11
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD		
	Base Cost (24.83 x 2,360)	58,599		58,599	5,860	52,739		
	LT	LEAN-TO	40x9x0			360		
	Qual	Cond	Year	2012	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD		
	Base Cost (2.92 x 360)	1,051		1,051	105	946		
	UTIL	SHOP BUILDING	0x0x0			1,200		
	Qual	2	Cond	3	Year	2010	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD		
	Base Cost (30.25 x 1,200)	36,300		36,300	3,630	32,670		
	LT	LEAN-TO	0x0x0			660		
	Qual	3	Cond	3	Year	2010	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD		
	Base Cost (2.92 x 660)	1,927		1,927	193	1,734		



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	1.000	122	122	122	122
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	3.000	144	144	432	432
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	3.000	192	192	576	576
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	4.000	48	48	192	192
VD	VERDIGRIS SILT LOAM	NTV PST	95		0	1.020	228	228	233	233
NTV PST Totals						12.020			1,555	1,555
Total Agland						12.020			1,555	1,555