



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 660076166 Parcel ID 22N17E-26-4-00000-000-0000 Cadastral ID 26-22-17-00110 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 342758 PRATER FAMILY TRUST MICHAEL & SHEILA PRATER-TRUSTEES 17452 S 4240 RD CLAREMORE OK 74019-0000 Parcel Location Situs 17452 S 4240 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 26 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35764959 -95.45393993 N 295.1', E 295.1' NE SE																																																																																																																									
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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	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	2003 / 17

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	94.42	Total Misc Impr	+ 9,242
Roofing Adj	+ 4.37	Garage Cost	+ 17,742
Subfloor Adj	+ -1.20	Total RCN	= 202,912
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 42,612
Plumbing Adj	+ 9.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 160,300
Adj Base Cost	= 118.55	Lot Value	+ 160,300
Total Area	x 1,484	Indicated Value	= 160,300
Adjusted Cost	= 175,928	Value Per SqFt	108.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,300		
Lot Value			
Indicated Value	160,300	108.02	Per SqFt
Agland Value	330		
Site Improvements	39,959		
Total Value	200,589	135.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	90754	18x12		216	23.51		5,078
PRCH	SLAB PORCH - COVERED	90755	44x4		176	23.66		4,164



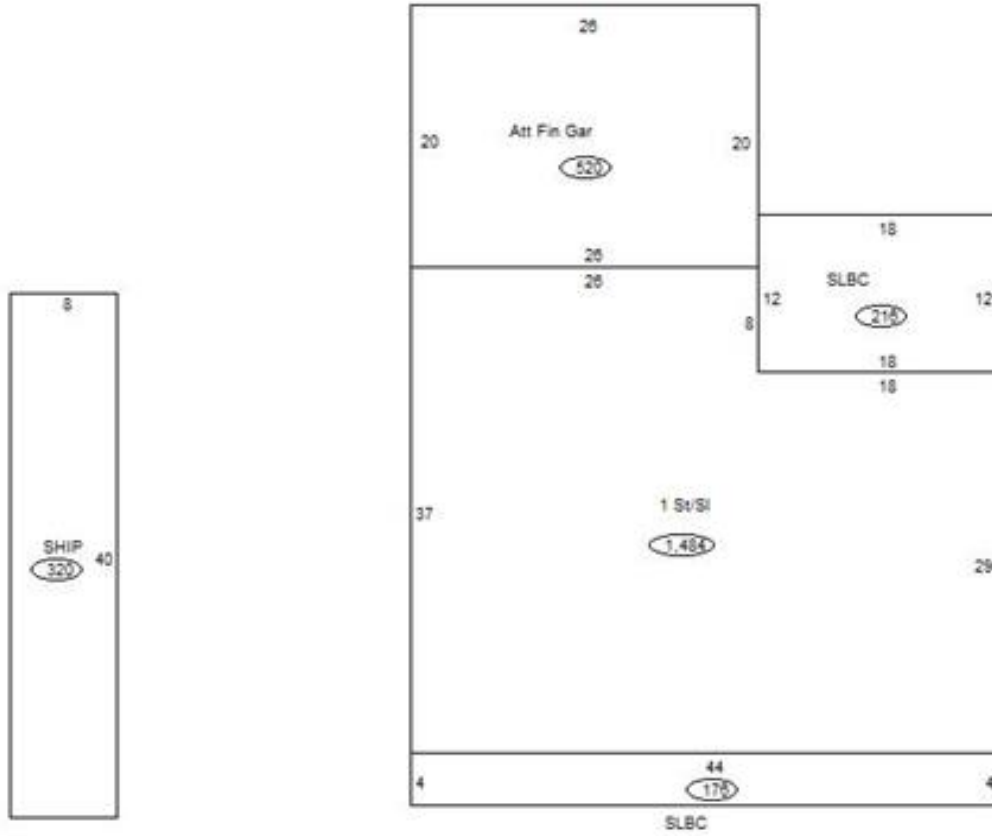
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,484	1.000	1,484
2	G	5	Slab	13	Att Fin Gar	520	1.000	520
3	M	PRCH	Slab	13	SLBC	216	1.000	216
4	M	PRCH	Slab	13	SLBC	176	1.000	176
5	O	SHIP		13	SHIP	320	1.000	320
Total Building Area						1,484		1,484



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x48x10	Concrete	Formed Metal	1,440
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary Base Cost (28.28 x 1,440) 40,723		Modifier Total	RCN 40,723	Depr (15% Phys/ % Func) 6,108	RCNLD 34,615
	LNT0	LEAN-TO	18x48x10	Gravel	Formed Metal	864
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary Base Cost (6.79 x 864) 5,867		Modifier Total	RCN 5,867	Depr (43% Phys/ % Func) 2,523	RCNLD 3,344
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond 0	Year 0	Eff Age	
	Valuation Summary Base Cost (6.25 x 320) 2,000		Modifier Total	RCN 2,000	Depr (0% Phys/ % Func)	RCNLD 2,000



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			2.000	165	165	330	330
IMP PST Totals						2.000			330	330
Total Agland						2.000			330	330