



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 660084874 Parcel ID 22N17E-04-2-00000-000-0000 Cadastral ID 04-22-17-00601 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 287064 OWENS, JASON L & MARY A 13391 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13391 S 4210 RD Subdivision Lot/Block / Parcel Size 1.6 - Acres Sec/Twn/Rng 4 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p style="text-align: right; color: orange;">09/29/2020 10:11</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.41783962 -95.50667111																																																																																																																									
TR COMM AT NW/C OF SW/4 NW/4; TH S01-02-08W 573.70' TO POB; TH N86- 50-34E 296.06'; TH S02-15-20E 82.57'; TH N 88-45-15E 13.60'; TH S02-47-15E 140.94'; TH S 86-45-11W 323.90'; TH N01-02-08E 225.06 TO POB					Building Permits <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>R6</td> <td>R6 SPLIT I MOVE IMPS HERE</td> <td>10/2004</td> <td>03/2005</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R6	R6 SPLIT I MOVE IMPS HERE	10/2004	03/2005																																																																																																							
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.7853 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 77,768.00 x .51 = 39,352 Factor Value Adjustments 1.0000 Lot Value 39,352		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Carport - Shed Roof
Remodel	
Year/Eff Age	1962 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	180,005	120.00	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	93.96	Total Misc Impr	+	8,520	
Roofing Adj	+ 4.36	Garage Cost	+	7,021	
Subfloor Adj	+ 1.21	Total RCN	=	192,466	
Heat/Cool Adj	+ 11.47	Depreciation (51%)	-	98,158	
Plumbing Adj	+ 6.95	Lump Sums	+	8,763	
Basement Adj	+ 0.00	RCNLD	=	103,071	
Adj Base Cost	= 117.95	Lot Value	+	39,352	
Total Area	x 1,500	Indicated Value	=	142,423	
Adjusted Cost	= 176,925	Value Per SqFt		94.95	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,071		
Lot Value	39,352		
Indicated Value	142,423	94.95	Per SqFt
Agland Value			
Site Improvements	23,853		
Total Value	166,276	110.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	102971	18x8		144	23.78		3,424
WODO	WOOD DECK - OPEN	130070	12x12		144	23.53		3,388
WODC	Wood Deck - Covered	163626	126		126	42.66		5,375



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	20x12x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)		RCNLD
Base Cost (9.85 x 240)		2,364		2,364 733		1,631
	PCPT	CARPORT PORTABLE	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.61 x 360)		1,660		1,660 1,660		
	PCPT	CARPORT PORTABLE	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.38 x 360)		1,577		1,577 1,577		
	UTIL	UTILITY	12x24x8	Plank	Formed Metal	288
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (31.70 x 288)		9,130		9,130 2,283		6,847
	BNGP	BARN	46x32x8	Dirt	Formed Metal	1,472
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (20.48 x 1,472)		30,147		30,147 14,772		15,375