



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 660084965 Parcel ID 000000-00-0-00388-001-0014 Cadastral ID 23-22-17-02980 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 306381 PETRILLA, MICHAEL H & FRANCES B 16391 HUBBARD RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 16391 HUBBARD RD Subdivision HUBB NEEL Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 22 / 17 / 5 Neighborhood 1015 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.37402887 -95.45953909					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>R14</td> <td>R14-NEW SHOP</td> <td>08/2013</td> <td>12/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-NEW SHOP	08/2013	12/2013																																																																																																							
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Lot Data		Square-Foot - NBHD 1015 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.6371		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	114,870.00 x .27 = 31,089		
Factor Value			
Adjustments	1.0000		
Lot Value	31,089		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/17/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,335 / 2,335
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	2,335 Total
Garage Type	626 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	320,583 137.29 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	322,322
Lot Value	31,089
Indicated Value	353,411 151.35 Per SqFt
Agland Value	
Site Improvements	36,264
Total Value	389,675 166.88 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.65	Total Misc Impr	+ 5,615
Roofing Adj	+ 4.25	Garage Cost	+ 19,018
Subfloor Adj	+ 0.00	Total RCN	= 356,693
Heat/Cool Adj	+ 12.64	Depreciation (16%)	- 57,071
Plumbing Adj	+ 8.36	Lump Sums	+ 22,700
Basement Adj	+ 21.31	RCNLD	= 322,322
Adj Base Cost	= 142.21	Lot Value	+ 31,089
Total Area	x 2,335	Indicated Value	= 353,411
Adjusted Cost	= 332,060	Value Per SqFt	151.35

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
@N15.6	SUBTERRN GARAGE	0		396	396	15.60		6,178
WODC	WOOD DECK - COVERED	103106	28x6		168	41.39	10%	6,258
WODC	WOOD DECK - COVERED	103107	384		384	29.70	10%	10,264

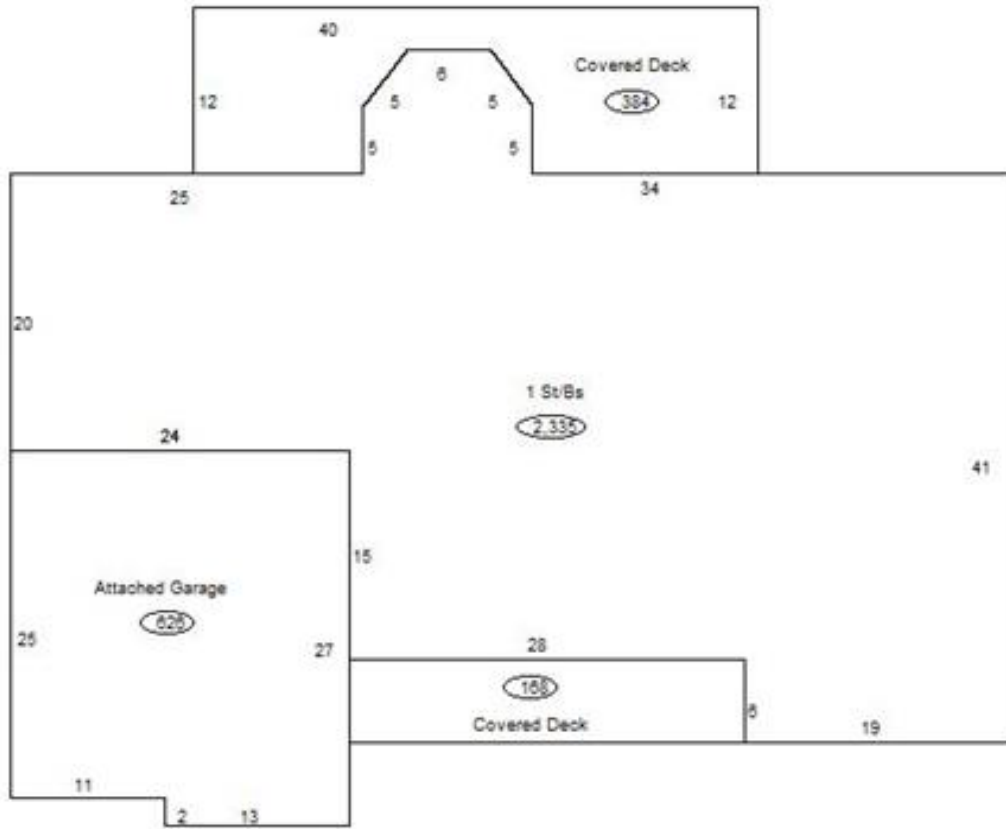


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	2,335	1.000	2,335
2	G	1		13	Attached Garage	626	1.000	626
3	M	WODC		13	WODC	168	1.000	168
4	M	WODC		13	WODC	384	1.000	384
Total Building Area						2,335		2,335



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x0	Base		1,500
	Qual 2	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (30.22 x 1,500)		45,330		45,330	9,066	36,264