




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660086437 Parcel ID 23N16E-26-4-00000-000-0000 Cadastral ID 26-23-16-00713 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 13 - FOYIL/ NW FIRE Name ID 321063 FILES, GARRETT 11730 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11730 S 4180 RD Subdivision Lot/Block / Parcel Size 6.65 - Acres Sec/Twn/Rng 26 / 23 / 16 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-02 2021-2-2\ 2/4/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.44237605 -95.56261657 S 165.43' OF W 235' OF E 564.98' OF SE/4 NE/4 SE/4; & SE/4 NE/4 SE/4; LESS E 329.98' OF S 165.43' AND LESS TR BEG AT NE/C SE/4 NE/4 SE/4; TH S00-00-03W 280'; TH S89-51-22W 150'; TH N52-36-09W 377.46'; TH N00-08-38W 50'; TH N89-51-24E 450' TO POB.																																																																																																																									
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x12	Concrete	Formed Metal	1,200
	Qual	2	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (31.56 x 1,200)		37,872		37,872	7,574
	LNT0	LEAN-TO	12x40x10	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (8.62 x 480)		4,138		4,138	1,945
	PCPT	Carport - Portable	18x25x8	Gravel	Formed Metal	450
	Qual	4	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (5.78 x 450)		2,601		2,601	2,601



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 5.76 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments 0.3957 Lot Value	

Residential Data	
Type	6 Mobile Home 56 x 28
Condition	4 - Good
Quality	5 - Very Good
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	238,311	151.98	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	83.08	Total Misc Impr	+	0	
Roofing Adj	+ 4.05	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	165,518	
Heat/Cool Adj	+ 4.28	Depreciation (48%)	-	79,449	
Plumbing Adj	+ 14.15	Lump Sums	+	6,373	
Basement Adj	+ 0.00	RCNLD	=	92,442	
Adj Base Cost	= 105.56	Lot Value	+		
Total Area	x 1,568	Indicated Value	=	92,442	
Adjusted Cost	= 165,518	Value Per SqFt		58.96	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,442		
Lot Value			
Indicated Value	92,442	58.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	92,442	58.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	149271	15x8		120	36.48		4,378
WODO	Wood Deck - Open	167512	8x6		48	41.57		1,995



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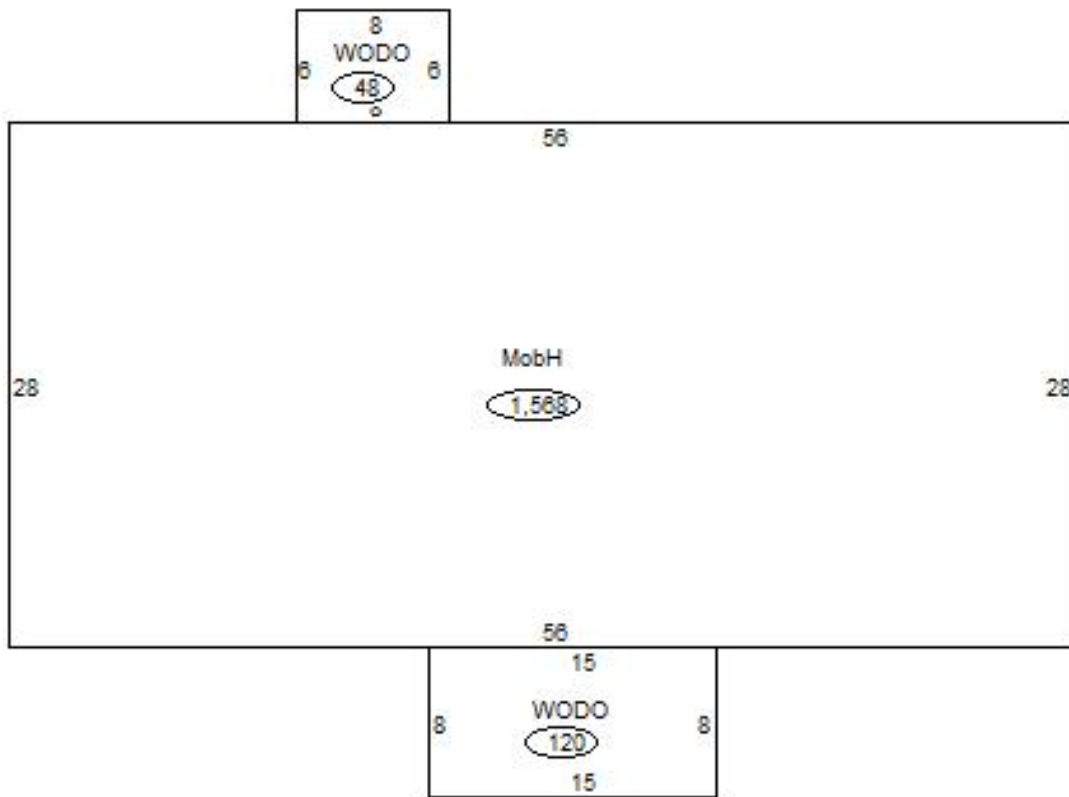
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	MobH	1,568	1.000	1,568
2	M	WODO		13	WODO	120	1.000	120
3	M	WODO		13	WODO	48	1.000	48
Total Building Area						1,568		1,568