



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:08:35  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660087539 <b>Parcel ID</b> 000000-00-0-00389-001-0008 <b>Cadastral ID</b> 23-22-17-03018 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 345806 SENTINELLA, LLOYD A & KAREN L  16403 NEEL DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16403 NEEL DR <b>Subdivision</b> HUBB NEEL II <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 22 / 17 / 5 <b>Neighborhood</b> 1015 - R-V02-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/17/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.37284681 -95.45726016																																																																																																																									
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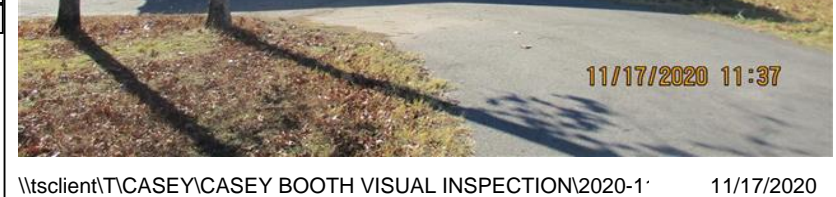
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Lot Data	Square-Foot - NBHD 1015 #1	Primary Image
Lot Size	250 x 500	
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.987	
Topography	ROLLING	
Street Access	GRAVEL	
Utilities	WATER/ELEC	
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	86,555.00 x .33 = 28,173	
Factor Value		
Adjustments	2.0261	
Lot Value	57,080	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,900 / 3,032
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,900
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	519 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	440,654	145.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	251,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.54	Total Misc Impr	+	27,172			
Roofing Adj	+ 5.43	Garage Cost	+	25,000			
Subfloor Adj	+ -4.18	Total RCN	=	441,511			
Heat/Cool Adj	+ 16.31	Depreciation ( 14%)	-	61,812			
Plumbing Adj	+ 8.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	379,699			
Adj Base Cost	= 128.41	Lot Value	+	57,080			
Total Area	x 3,032	Indicated Value	=	436,779			
Adjusted Cost	= 389,339	Value Per SqFt		144.06			

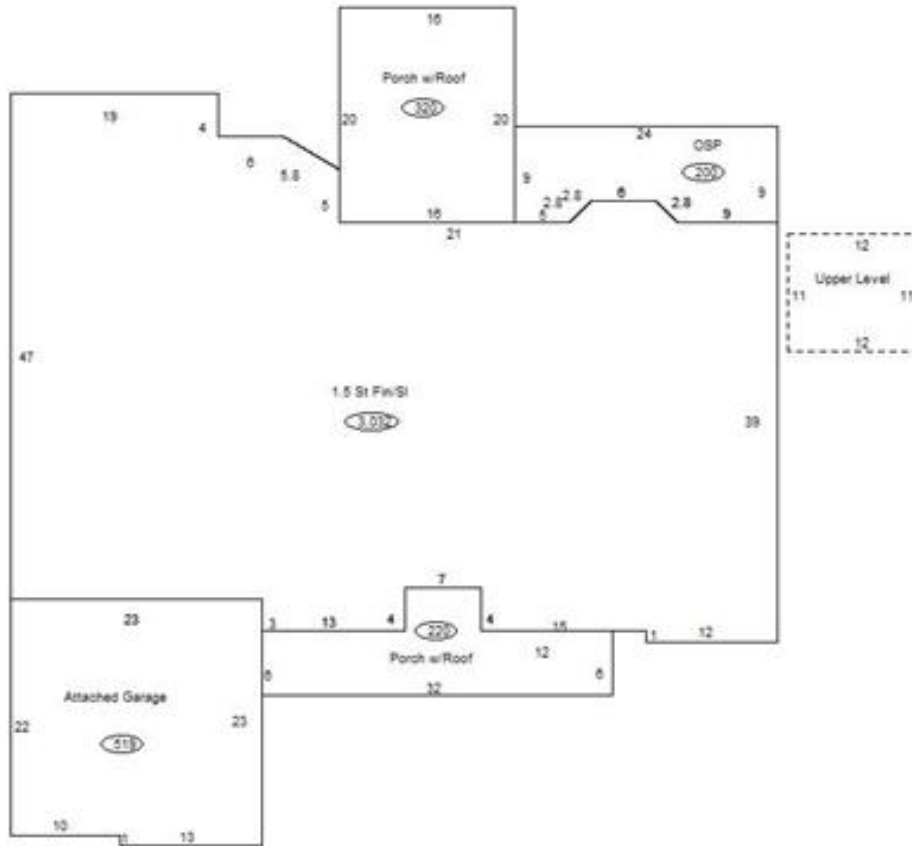
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	379,699		
Lot Value	57,080		
Indicated Value	436,779	144.06	Per SqFt
Agland Value			
Site Improvements	38,729		
Total Value	475,508	156.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	107370	220		220	32.19		7,082
PATO	SLAB PORCH - OPEN	107371	200		200	13.22		2,644
PRCH	SLAB PORCH - COVERED	148493	20x16		320	31.88		10,202



Sketch Image

660087539



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,900	1.046	3,032
2	G	1		13	Attached Garage	519	1.000	519
3	M	PRCH		13	SLBC	220	1.000	220
4	M	PATO		13	Open Slab	200	1.000	200
5	U	^UL		13	Upper Level	132	1.000	132
6	M	PRCH		13	SLBC	320	1.000	320
<b>Total Building Area</b>						<b>2,900</b>		<b>3,032</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x16	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.60 x 1,200)	39,120	39,120	391	38,729
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x )				