



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:05:26  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660088587 <b>Parcel ID</b> 22N16E-34-2-00000-000-0000 <b>Cadastral ID</b> 34-22-16-03727 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 9 - SEQUOYAH/ NO FIRE <b>Name ID</b> 299127 SHROFF, MARGARET ALLISON TRUSTEE  18455 S HWY 66 CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18455 S HWY 66 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.02 - Acres <b>Sec/Twn/Rng</b> 34 / 22 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34360624 -95.59135714																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34360624 -95.59135714 COMM AT INTER OF ELY ROW OF HWY 66 AND N/L S/2 NW/4; TH S37 55-09W 911.35'; TH S52-04-51E 343.34'; TH S19-21-42W 98.48' TO POB; TH S59-13-50E 224.82'; TH DUE E 96.04'; TH S52-4N8-29E 138.31'; TH N51- 44-27E 12.72'; TH S00-04-11E 326.45'; TH S89-58-07W 374.05'; TH					<b>Building Permits</b>																																																																																																																				
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Time 17:05:26  
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.1395 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 180,315.00 x .42 = 76,138 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 76,138		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,610 / 2,036
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1987 / 25



\\tsclient\TRANDY\11-17-22\102\_1117\IMG\_0034.JPG 11/17/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	241,755	118.74	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.22	<b>Total Misc Impr</b>	+ 24,342				
<b>Roofing Adj</b>	+ 3.88	<b>Garage Cost</b>	+ 16,627				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 283,986				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 31%)</b>	- 88,036				
<b>Plumbing Adj</b>	+ 7.62	<b>Lump Sums</b>	+ 7,352				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 203,302				
<b>Adj Base Cost</b>	= 119.36	<b>Lot Value</b>	+ 76,138				
<b>Total Area</b>	x 2,036	<b>Indicated Value</b>	= 279,440				
<b>Adjusted Cost</b>	= 243,017	<b>Value Per SqFt</b>	137.25				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	203,302		
<b>Lot Value</b>	76,138		
<b>Indicated Value</b>	279,440	137.25	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,037		
<b>Total Value</b>	290,477	142.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	108092	462		462	25.48		11,772
EPSW	ENCLOSED PORCH - SOLID WALL	108093	15x10		150	69.57		10,436
WODO	WOOD DECK - OPEN	108095	510		510	16.96	15%	7,352
PRCH	SLAB PORCH - COVERED	108096	20x4		80	26.68		2,134



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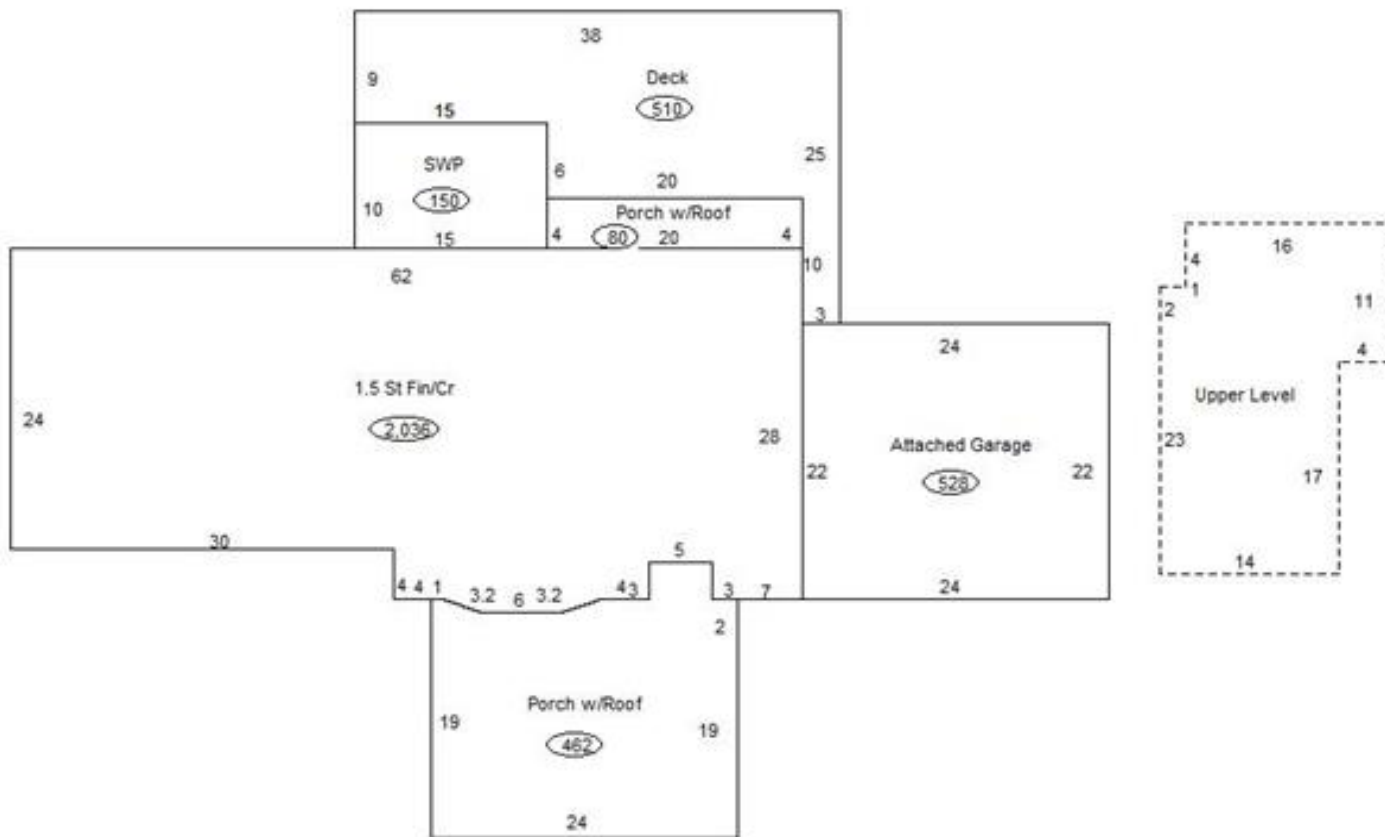
Date 04/17/2026

Time 17:05:26

Page 3

### Sketch Image

660088587



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,610	1.265	2,036
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	462	1.000	462
4	M	EPSW		13	EPSW	150	1.000	150
5	U	^UL	Overhang	13	Upper Level	426	1.000	426
6	M	WODO		13	WODO	510	1.000	510
7	M	PRCH		13	SLBC	80	1.000	80
<b>Total Building Area</b>						<b>1,610</b>		<b>2,036</b>



# Rogers


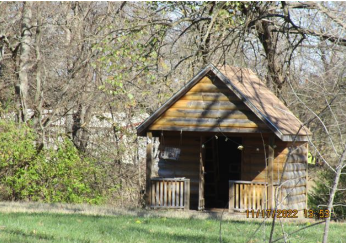


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 Page 4

660088587

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x20x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>		<b>RCN</b> 36,300	<b>Depr (75% Phys/ % Func)</b> 27,225
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	LT	LEAN-TO	60x14x0			840
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 840) 2,453		<b>Modifier Total</b>		<b>RCN</b> 2,453	<b>Depr (60% Phys/ % Func)</b> 1,472
	LT	LEAN-TO	60x14x0			840
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 840) 2,453		<b>Modifier Total</b>		<b>RCN</b> 2,453	<b>Depr (60% Phys/ % Func)</b> 1,472