



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:09:13
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Assessment Data					Primary Image																																																																																																																				
Account 660089761 Parcel ID 22N17E-19-4-00000-000-0000 Cadastral ID 19-22-17-00911 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 341996 PURVIANCE, ALBERT R & DEIDRE A 16915 S 4196 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16915 S 4196 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 19 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36654214 -95.53121730																																																																																																																									
TR DESC 2025-014269 AS COMM SW/C SE; N88.3626E 660.03'; N01 3801W 437' TO POB; N01.3801W 437'; N88.3626E 398.72'; S01.3801E 437'; S88.3626W 498.72' 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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	174,240.00 x .38 = 65,340		
Factor Value			
Adjustments	1.9819		
Lot Value	129,497		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/9/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	5% Veneer, Stone 95% Frame, Siding, Wood
Base/Total Area	1,298 / 2,026
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,298
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	315 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1986 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	232,480	114.75	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	91.25	Total Misc Impr	+ 9,695
Roofing Adj	+ 3.29	Garage Cost	+ 11,520
Subfloor Adj	+ -1.56	Total RCN	= 257,386
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 56,625
Plumbing Adj	+ 10.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,761
Adj Base Cost	= 116.57	Lot Value	+ 129,497
Total Area	x 2,026	Indicated Value	= 330,258
Adjusted Cost	= 236,171	Value Per SqFt	163.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,761		
Lot Value	129,497		
Indicated Value	330,258	163.01	Per SqFt
Agland Value			
Site Improvements	22,558		
Total Value	352,816	174.14	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	109489		21	21	26.86		564
PATO	SLAB PORCH - OPEN	109490	12x12		144	11.07		1,594
PRCH	SLAB PORCH - COVERED	148347	12x6		72	26.70		1,922



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Sketch Image

660089761



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,298	1.561	2,026
2	G	1		10	Attached Garage	315	1.000	315
3	M	PRCH		10	SLBC	21	1.000	21
4	M	PATO		10	Open Slab	144	1.000	144
5	U	^UL	Overhang	10	Upper Level	728	1.000	728
6	M	PRCH		10	SLBC	72	1.000	72
Total Building Area						1,298		2,026



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x6	Plank	Galvanized Metal	
	Qual 3.5	Cond 3	Year 2023	Eff Age 2		

Valuation Summary **Modifier Total** **RCN** **Depr (10% Phys/ % Func)** **RCNLD**
 Base Cost (40.80 x)



BNGP	Barn - General Purpose	30x60x8	Dirt	Galvanized Metal	1,800
Qual 3	Cond 3	Year 2005	Eff Age		

Valuation Summary **Modifier Total** **RCN** **Depr (35% Phys/ % Func)** **RCNLD**
 Base Cost (19.28 x 1,800) 34,704 34,704 12,146 22,558

SHIP	Shipping/Storage Container	8x20x8			
Qual 3	Cond 3	Year	Eff Age 1520		

Valuation Summary **Modifier Total** **RCN** **Depr (80% Phys/ % Func)** **RCNLD**
 Base Cost (6.25 x)

SHIP	Shipping/Storage Container	8x20x8			
Qual 3	Cond 3	Year	Eff Age 1520		

Valuation Summary **Modifier Total** **RCN** **Depr (80% Phys/ % Func)** **RCNLD**
 Base Cost (6.25 x)

SHIP	Shipping/Storage Container	8x20x8			
Qual 3	Cond 3	Year	Eff Age 1520		

Valuation Summary **Modifier Total** **RCN** **Depr (80% Phys/ % Func)** **RCNLD**
 Base Cost (6.25 x)