



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:55:36
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Assessment Data					Primary Image																																																																																																																				
Account 660089883 Parcel ID 23N16E-34-1-00000-000-0000 Cadastral ID 34-23-16-01215 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 13 - FOYIL/ NW FIRE Name ID 308294 CHILDERS, BRIAN E 13800 E 400 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13800 E 400 RD Subdivision Lot/Block / Parcel Size 4.35 - Acres Sec/Twn/Rng 34 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					<p style="text-align: right; color: orange;">01/04/2021 12:49</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/4/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.43721748 -95.58204458 N 488.09' OF W 388.4' OF E 1045' OF NE/4 NE/4.																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.35	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	185,457.00 x .25 = 46,776	
Factor Value		
Adjustments	1.0000	
Lot Value	46,776	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 59



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/4/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	70,053	49.19	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,757		
Lot Value	46,776		
Indicated Value	104,533	73.41	Per SqFt
Agland Value			
Site Improvements	5,522		
Total Value	110,055	77.29	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.65	Total Misc Impr	+	1,650			
Roofing Adj	+ 4.04	Garage Cost	+				
Subfloor Adj	+ 2.35	Total RCN	=	157,692			
Heat/Cool Adj	+ 10.09	Depreciation (66%)	-	104,077			
Plumbing Adj	+ 3.45	Lump Sums	+	4,142			
Basement Adj	+ 0.00	RCNLD	=	57,757			
Adj Base Cost	= 109.58	Lot Value	+	46,776			
Total Area	x 1,424	Indicated Value	=	104,533			
Adjusted Cost	= 156,042	Value Per SqFt		73.41			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	131160	20x5		100	41.42		4,142
PRCH	SLAB PORCH - COVERED	148877	20x4		80	20.62		1,650



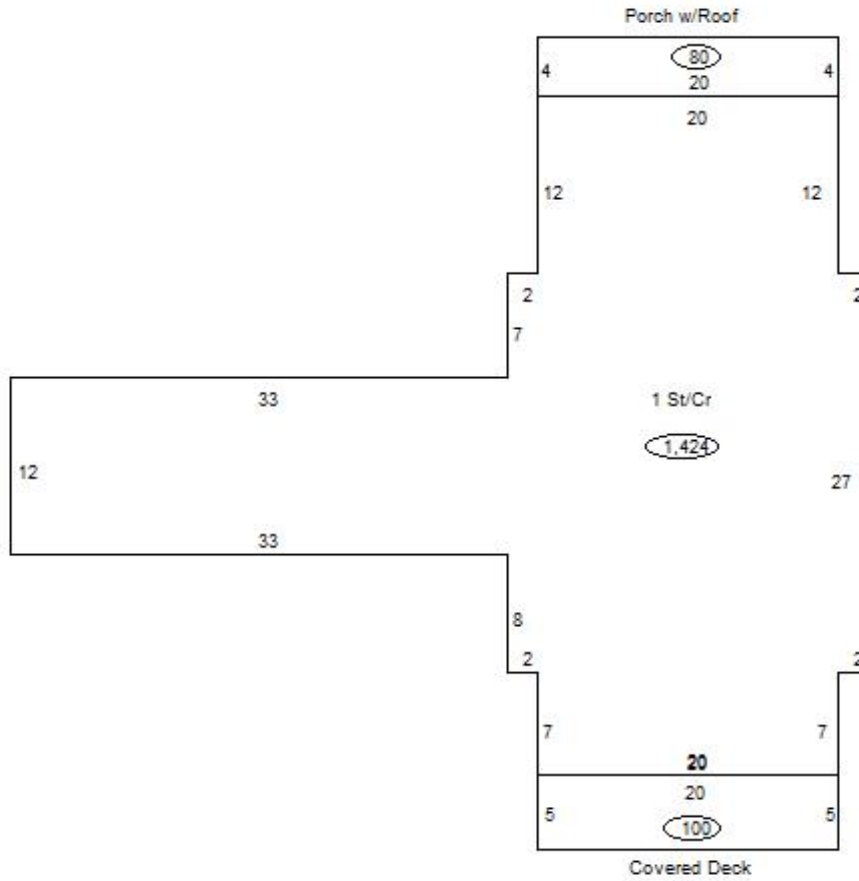
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,424	1.000	1,424
2	M	WODC		13	WODC	100	1.000	100
3	M	PRCH		13	SLBC	80	1.000	80
Total Building Area						1,424		1,424



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	14x18x8	Concrete	Formed Metal	252	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (21.92 x 252)		5,524		5,524	3,259	2,265
	LNT0	LEAN-TO	12x40x8	Dirt	Formed Metal	480	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (9.57 x 480)		4,594		4,594	3,675	919
	BNGP	Barn - General Purpose	14x28x8	Dirt	Galvanized Metal	392	
	Qual	3	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)		RCNLD
	Base Cost (21.30 x 392)		8,350		8,350	6,012	2,338