



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 15:30:14
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Assessment Data					Primary Image																																																																																																																				
Account 660089906 Parcel ID 23N17E-30-2-00000-000-0000 Cadastral ID 30-23-17-02611 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 342486 ARNETTE, JEFFREY M & VIRGINIA K LIVING TRUST 11016 S 4190 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 16554 E 390 RD Subdivision Lot/Block / Parcel Size 5.02 - Acres Sec/Twn/Rng 30 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44958694 -95.53482870 BEG 710' S OF NE/C NE/4 NW/4; TH S 607'; TH W 360'; TH N 607'; TH E 360' 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.0071 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 218,110.00 x .35 = 76,308 Factor Value Adjustments 1.0000 Lot Value 76,308		<p>\\tsclient\A\TOMMY DUNLAP\New folder (312)\IMG_0001.JPG 12/12/2023</p>

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	60% Frame, Siding, Wood 40% Veneer, Stone
Base/Total Area	1,316 / 1,940
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 240,826 124.14 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.47	Total Misc Impr	+ 30,202	Roofing Adj	+ 3.40	Garage Cost	+ 20,597
Subfloor Adj	+ 0.00	Total RCN	= 280,689	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 120,696
Plumbing Adj	+ 7.99	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 159,993
Adj Base Cost	= 118.50	Lot Value	+ 76,308	Total Area	x 1,940	Indicated Value	= 236,301
		Value Per SqFt	121.80	Adjusted Cost	= 229,890		

Value Reconciliation
Selected Approach Cost Approach Improvements 159,993 Lot Value 76,308 Indicated Value 236,301 121.80 Per SqFt Agland Value Site Improvements 24,810 Total Value 261,111 134.59 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
PATO	SLAB PORCH - OPEN	109575	22x16		352	8.73		3,073
EPSW	ENCLOSED PORCH - SOLID WALL	109576	22x12		264	68.63		18,118
PRCH	SLAB PORCH - COVERED	109577	128		128	26.53		3,396

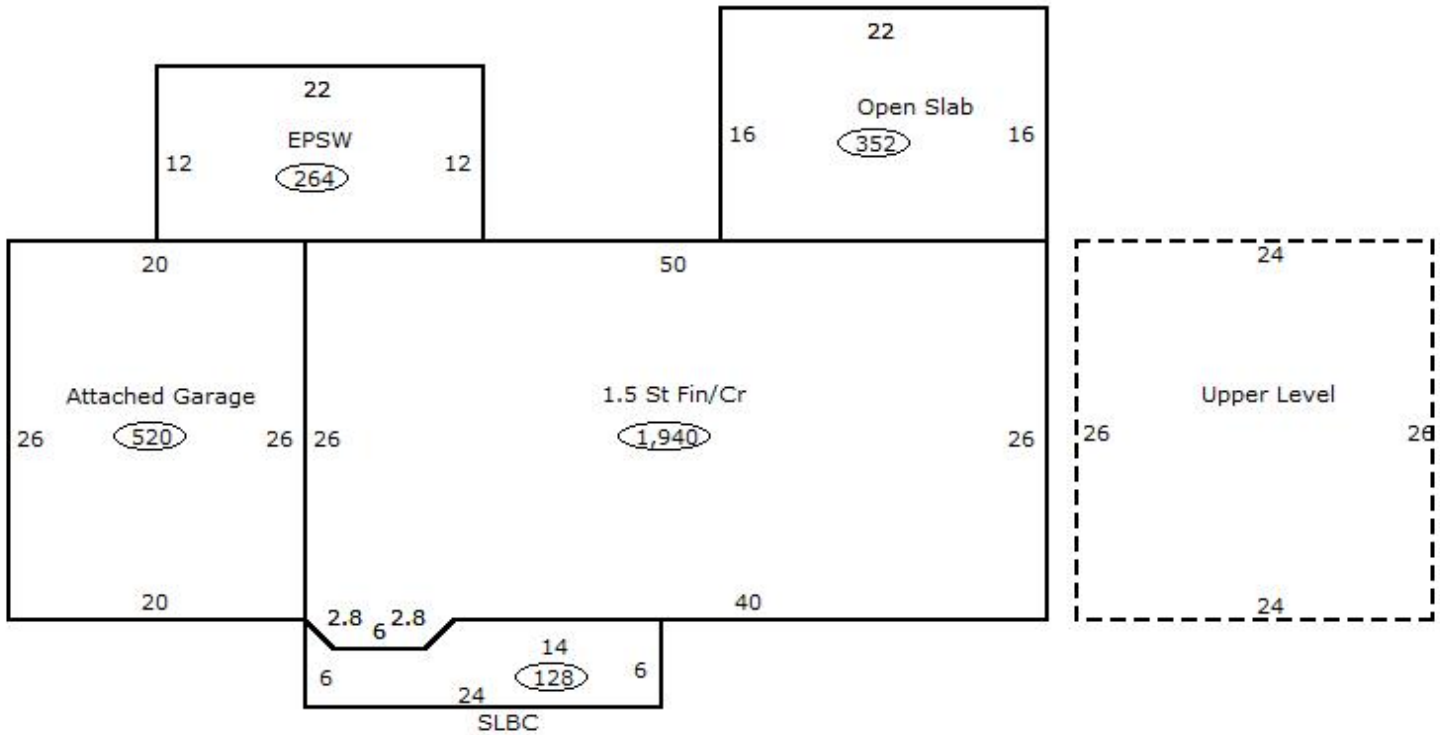


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Sketch Image

660089906



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	1,316	1.474	1,940
2	G	1		13	Attached Garage	520	1.000	520
3	M	PATO		13	Open Slab	352	1.000	352
4	M	EPSW		13	EPSW	264	1.000	264
5	M	PRCH		13	SLBC	128	1.000	128
6	U	^UL		13	Upper Level	624	1.000	624
Total Building Area						1,316		1,940



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x30x10	Dirt	Formed Metal	900
	Qual	3	Cond 2	Year 2016	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
		Base Cost (26.50 x 900)	23,850		23,850	23,850
	LOAF	Loafing Shed	10x8x6	Dirt	Formed Metal	80
	Qual	2	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (6.35 x 80)	508		508	188
	LOAF	Loafing Shed	10x8x6	Dirt	Formed Metal	80
	Qual	2	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (6.35 x 80)	508		508	188
	LOAF	Loafing Shed	10x8x6	Dirt	Formed Metal	80
	Qual	2	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (6.35 x 80)	508		508	188
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func)	RCNLD
		Base Cost (4.38 x 360)	1,577		1,577	1,577