



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660091239 <b>Parcel ID</b> 22N17E-32-3-00000-000-0000 <b>Cadastral ID</b> 32-22-17-00321 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 299111 FRIDDLE, GARY & TRINA LIVING TRUST  17451 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17451 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 32 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33675638 -95.51669915																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.5055		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	109,141.00 x .45 = 49,065		
Factor Value			
Adjustments	1.0000		
Lot Value	49,065		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/18/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,136 / 2,136
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,136
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	814 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	347,772	162.81	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	111.15	Total Misc Impr	+ 14,341
Roofing Adj	+ 5.29	Garage Cost	+ 37,965
Subfloor Adj	+ -3.40	Total RCN	= 342,418
Heat/Cool Adj	+ 14.47	Depreciation ( 12%)	- 41,090
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 301,328
Adj Base Cost	= 135.82	Lot Value	+ 49,065
Total Area	x 2,136	Indicated Value	= 350,393
Adjusted Cost	= 290,112	Value Per SqFt	164.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,328		
Lot Value	49,065		
Indicated Value	350,393	164.04	Per SqFt
Agland Value			
Site Improvements	29,013		
Total Value	379,406	177.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	110762	18x10		180	28.88		5,198
PATO	SLAB PORCH - OPEN	110763	18x7		126	12.66		1,595
PRCH	SLAB PORCH - COVERED	110764	264		264	28.59		7,548



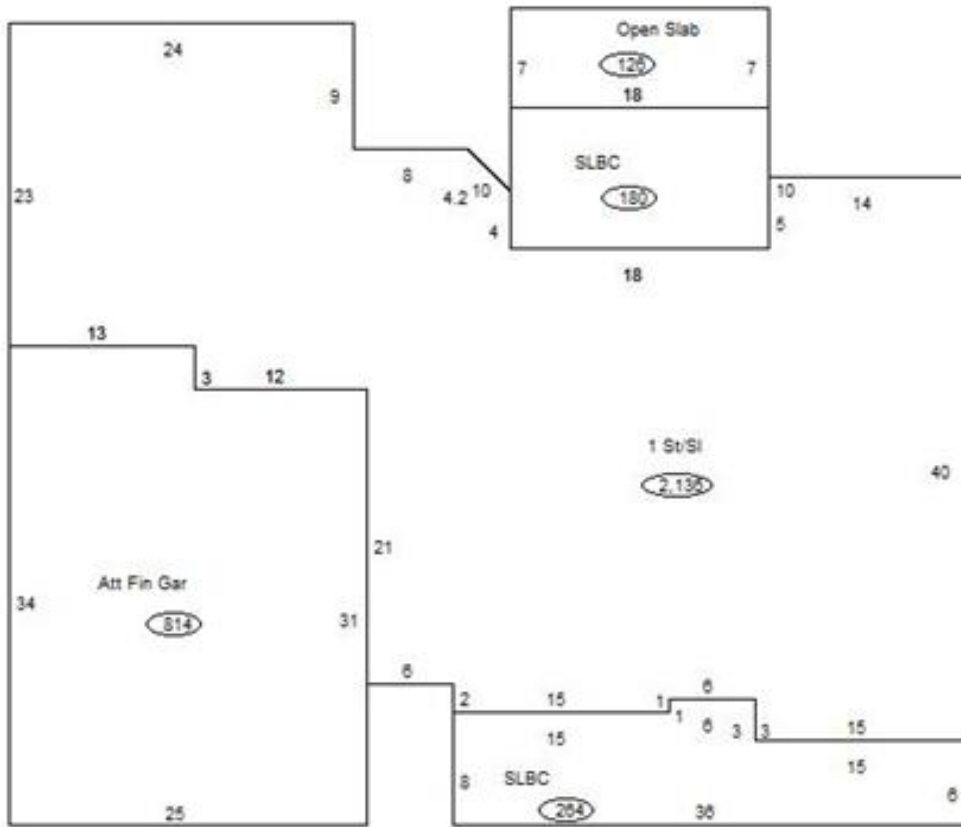
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,136	1.000	2,136
2	M	PRCH		13	SLBC	180	1.000	180
3	M	PATO		13	Open Slab	126	1.000	126
4	M	PRCH		13	SLBC	264	1.000	264
5	G	5		13	Att Fin Gar	814	1.000	814
<b>Total Building Area</b>						<b>2,136</b>		<b>2,136</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x30x10	Concrete	Formed Metal	600
	Qual 4	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (36.94 x 600) 22,164		22,164	665	21,499



CPRV	Carport - RV	30x16x14	Gravel	Formed Metal	480
Qual 4	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (10.63 x 480) 5,102		5,102	1,582	3,520



SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
Qual 4	Cond 4	Year 2015	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (24.47 x 240) 5,873		5,873	1,879	3,994