



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:19:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660092387 <b>Parcel ID</b> 22N16E-34-3-00000-000-0000 <b>Cadastral ID</b> 34-22-16-00213 <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> 17914 MEADOW, DARRELL & CAROLYN  <b>TRUSTEES</b> PO BOX 102 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 18635 S HWY 66 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.44 - Acres <b>Sec/Twn/Rng</b> 34 / 22 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34297270 -95.59352409 COMM AT SE/C N/2 NW/4 SW/4; TH N00-09-45E 440'; TH N89-46-04W 73.6' ; TH N51-50E 107' TO POB; TH S38-10W 313'; TH N51-50W 200'; TH N38- 10E 313'; TH S51-50E 200' TO POB.																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1.44		
Non-Ag Acres	1.434		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	62,464.00 x .75 = 46,651		
Factor Value			
Adjustments	1.0000		
Lot Value	46,651		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,755 / 3,819
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,755
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	621 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	472,498 123.72 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	457,880
Lot Value	46,651
Indicated Value	504,531 132.11 Per SqFt
Agland Value	
Site Improvements	28,029
Total Value	532,560 139.45 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	95.07	Total Misc Impr	+	56,992
Roofing Adj	+ 3.66	Garage Cost	+	23,592
Subfloor Adj	+ -2.34	Total RCN	=	526,299
Heat/Cool Adj	+ 14.47	Depreciation ( 13%)	-	68,419
Plumbing Adj	+ 5.85	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	457,880
Adj Base Cost	= 116.71	Lot Value	+	46,651
Total Area	x 3,819	Indicated Value	=	504,531
Adjusted Cost	= 445,715	Value Per SqFt		132.11

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2015	0.00		
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	111962	292		292	31.51		9,201
EPSW	ENCLOSED PORCH - SOLID WALL	111963	26x16		416	73.89		30,738
PRCH	SLAB PORCH - COVERED	111964	15x6		90	29.24		2,632
PRCH	SLAB PORCH - COVERED	111965	35x8		280	28.54		7,991



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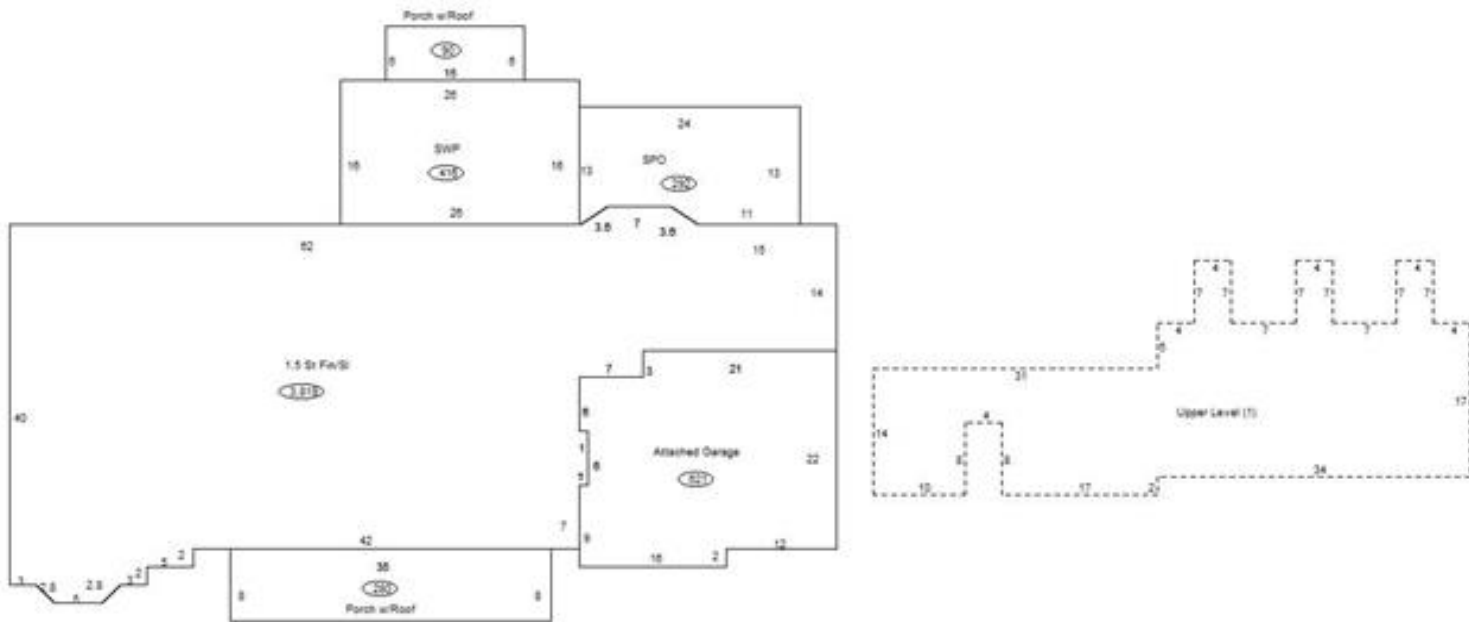
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### Sketch Image

660092387



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,755	1.386	3,819
2	G	1		13	Attached Garage	621	1.000	621
3	M	EPKS		13	Screen Porch	292	1.000	292
4	M	EPSW		13	EPSW	416	1.000	416
5	M	PRCH		13	SLBC	90	1.000	90
6	M	PRCH		13	SLBC	280	1.000	280
7	U	^UL		13	Upper Level (1)	1,064	1.000	1,064
<b>Total Building Area</b>						<b>2,755</b>		<b>3,819</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
<p>11/18/2022 12:05</p>	LT	LEAN-TO	40x10x0			400
	Qual	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (2.92 x 400)	1,168			1,168	1,168
	LT	LEAN-TO	14x18x0			252
	Qual	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (2.92 x 252)	736			736	736
<p>11/18/2022 12:05</p>	UTIL	SHOP BUILDING	30x30x0			900
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>
	Base Cost (31.28 x 900)	28,152			28,152	25,337
<p>11/18/2022 12:05</p>	LT	LEAN-TO	10x30x0			300
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>
	Base Cost (2.92 x 300)	876			876	788
	STF	STG FAIR	0x0x0			
	Qual	2	Cond		Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (4.68 x )					