



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:21:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093203 Parcel ID 22N17E-20-1-00000-000-0000 Cadastral ID 20-22-17-00110 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 312690 JONES, DAVID & KATHRYN 16300 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16300 S 4210 RD Subdivision Lot/Block / Parcel Size 15.86 - Acres Sec/Twn/Rng 20 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37525609 -95.50888329																																																																																																																									
TR IN NE DESC AS: BEG NE/C OF NE; TH S01-03-26E ON E/LINE OF NE 902.69'; TH S01-03-26E 200.02' TO POB; TH S01-03-26E 876' TO SE/C OF N2 S2 NE; TH S89-20-25W ON S/LINE 1198.26'; TH N26-10 07W 130'; TH N74-35-27E 83'; TH N20-43-52E 83'; TH N47-03-50E 208';TH					Building Permits																																																																																																																				
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 16

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	125,731	87.31	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	88.88	Total Misc Impr	+	0	
Roofing Adj	+ 4.01	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	161,237	
Heat/Cool Adj	+ 10.30	Depreciation (21%)	-	33,860	
Plumbing Adj	+ 8.78	Lump Sums	+	12,196	
Basement Adj	+ 0.00	RCNLD	=	139,573	
Adj Base Cost	= 111.97	Lot Value	+		
Total Area	x 1,440	Indicated Value	=	139,573	
Adjusted Cost	= 161,237	Value Per SqFt		96.93	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,573		
Lot Value			
Indicated Value	139,573	96.93	Per SqFt
Agland Value	1,581		
Site Improvements			
Total Value	141,154	98.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	112431	25x16		400	15.14	10%	5,450
WODC	WOOD DECK - COVERED	112432	24x10		240	31.23	10%	6,746



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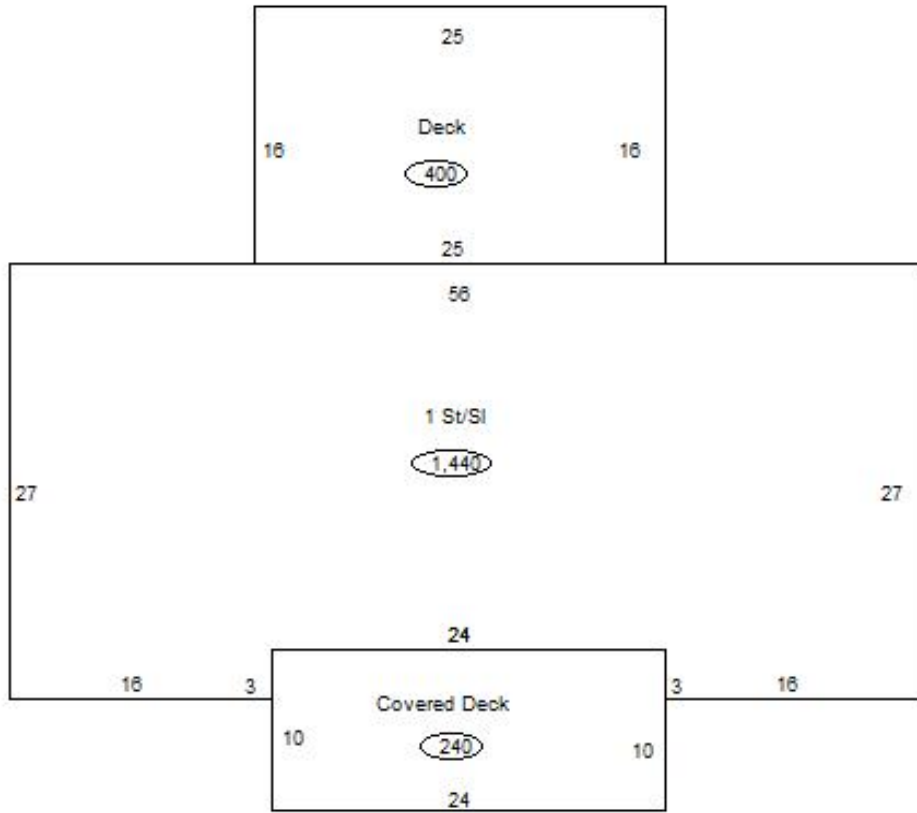
Date 04/18/2026

Time 08:21:04

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Sketch Image

660093203



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,440	1.000	1,440
2	M	WODO		13	WODO	400	1.000	400
3	M	WODC		13	WODC	240	1.000	240
Total Building Area						1,440		1,440



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	3,376 / 4,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,376
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	1,700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	590,917		
Lot Value			
Indicated Value	590,917	132.61	Per SqFt
Agland Value			
Site Improvements	24,065		
Total Value	614,982	138.01	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	91.01	Total Misc Impr	+	35,295
Roofing Adj	+ 4.22	Garage Cost	+	77,214
Subfloor Adj	+ -3.23	Total RCN	=	623,746
Heat/Cool Adj	+ 16.31	Depreciation (8%)	-	49,900
Plumbing Adj	+ 6.42	Lump Sums	+	17,071
Basement Adj	+ 0.00	RCNLD	=	590,917
Adj Base Cost	= 114.73	Lot Value	+	
Total Area	x 4,456	Indicated Value	=	590,917
Adjusted Cost	= 511,237	Value Per SqFt		132.61

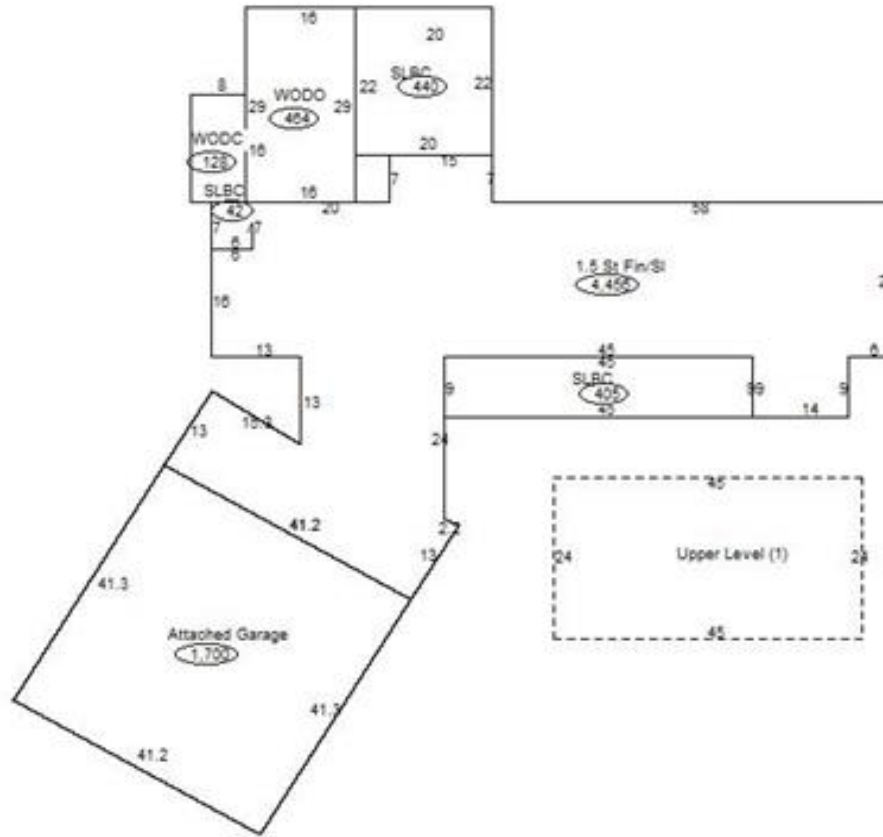
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	130590	45x9		405	31.61		12,802
PRCH	SLAB PORCH - COVERED	130591	22x20		440	31.50		13,860
PRCH	SLAB PORCH - COVERED	130592	7x6		42	33.06		1,389
WODO	Wood Deck - Open	166117	29x16		464	21.26		9,865
WODC	Wood Deck - Covered	166118	16x8		128	56.30		7,206



Sketch Image

660093203



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	25	1.5 St Fin/SI	3,376	1.320	4,456
2	U	^UL		25	Upper Level (1)	1,080	1.000	1,080
3	M	PRCH		25	SLBC	405	1.000	405
4	M	PRCH		25	SLBC	440	1.000	440
5	M	PRCH		25	SLBC	42	1.000	42
6	G	1		25	Attached Garage	1,700	1.000	1,700
7	M	WODO		25	WODO	464	1.000	464
8	M	WODC		25	WODC	128	1.000	128
Total Building Area						3,376		4,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	0x0x0			755
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary Base Cost (48.94 x 755) 36,950		Modifier Total	RCN 36,950	Depr (39% Phys/ % Func) 14,411	RCNLD 22,539
	LOAF	Loafing Shed	30x12x8	Dirt	Galvanized Metal	360
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary Base Cost (6.73 x 360) 2,423		Modifier Total	RCN 2,423	Depr (37% Phys/ % Func) 897	RCNLD 1,526



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			3.660	108	108	395	395
TMBR Totals						3.660			395	395
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			5.800	143	143	828	828
HC	HECTOR STONY SANDY LOAM	IMP PST	20			6.400	56	56	358	358
IMP PST Totals						12.200			1,186	1,186
Total Agland						15.860			1,581	1,581