



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660093455 Parcel ID 22N17E-36-2-00000-000-0000 Cadastral ID 36-22-17-00504 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 304684 TOSHACK, ERNEST L REVOCABLE INVERVIVOS TRUST 18255 S FERN CT CLAREMORE OK 74019-0000 Parcel Location Situs 18255 S FERN CT Subdivision Lot/Block / Parcel Size 2.89 - Acres Sec/Twn/Rng 36 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34487996 -95.44836867 N 381' W2 SW SE NW.																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.956		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	128,761.00 x .42 = 53,970		
Factor Value			
Adjustments	1.0000		
Lot Value	53,970		



PB 1/19/2021

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 53,970				
Total Area	x	Indicated Value	= 53,970				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	53,970		
Indicated Value	53,970	0.00	Per SqFt
Agland Value			
Site Improvements	15,712		
Total Value	69,682	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	24x50x14	Gravel	Formed Metal	1,200
	Qual	4	Cond 4	Year 2018	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (10.50 x 1,200)		12,600		12,600	12,600	
	UTIL	Shop Building	30x22x8	Concrete	Formed Metal	660
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)
Base Cost (30.52 x 660)		20,143		20,143	4,431	15,712
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (25.15 x 140)		3,521		3,521	3,521	