



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 660093513 Parcel ID 23N17E-28-4-00000-000-0000 Cadastral ID 28-23-17-01920 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 304858 WATTS, JERRY L & MARJORIE S 11900 S 4220 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11900 S 4220 RD Subdivision Lot/Block / Parcel Size 10.08 - Acres Sec/Twn/Rng 28 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-15\IMG_000: 10/20/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.43978740 -95.49067132 NE SE SE LESS N 192.5' & N2 SE SE SE LESS TR DESC AS: BEG NE/C OF SE SE SE; S00-20-50W ALG E/LINE 108.03'; N85-08-08W 436.96'; N 200'; S85-08-08E 436.96' TO PT ON E/LINE OF NE SE SE; TH S00-20 50W 91.97' TO POB &																																																																																																																									
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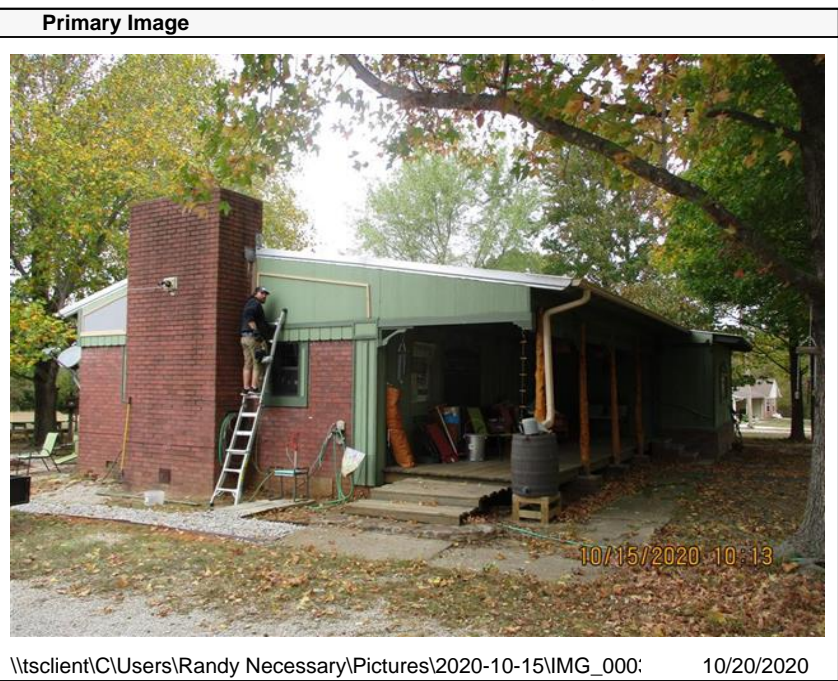
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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	437,741.00 x .30 =	131,215
Factor Value		
Adjustments	1.0000	
Lot Value		131,215



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	130,653	94.40	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.29	Total Misc Impr	+	21,337	
Roofing Adj	+ 5.16	Garage Cost	+		
Subfloor Adj	+ 1.15	Total RCN	=	195,873	
Heat/Cool Adj	+ 11.47	Depreciation (53%)	-	103,813	
Plumbing Adj	+ 4.04	Lump Sums	+	10,687	
Basement Adj	+ 0.00	RCNLD	=	102,747	
Adj Base Cost	= 126.11	Lot Value	+	131,215	
Total Area	x 1,384	Indicated Value	=	233,962	
Adjusted Cost	= 174,536	Value Per SqFt		169.05	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,747		
Lot Value	131,215		
Indicated Value	233,962	169.05	Per SqFt
Agland Value			
Site Improvements	32,258		
Total Value	266,220	192.36	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	5,095.98		5,096
WODO	WOOD DECK - OPEN	112574	20x8		160	22.76	30%	2,549
EPSW	ENCLOSED PORCH - SOLID WALL	131741	20x4		80	63.15		5,052
WODC	WOOD DECK - COVERED	131742	32x8		256	31.79		8,138
EPSW	ENCLOSED PORCH - SOLID WALL	131743	15x12		180	62.16		11,189



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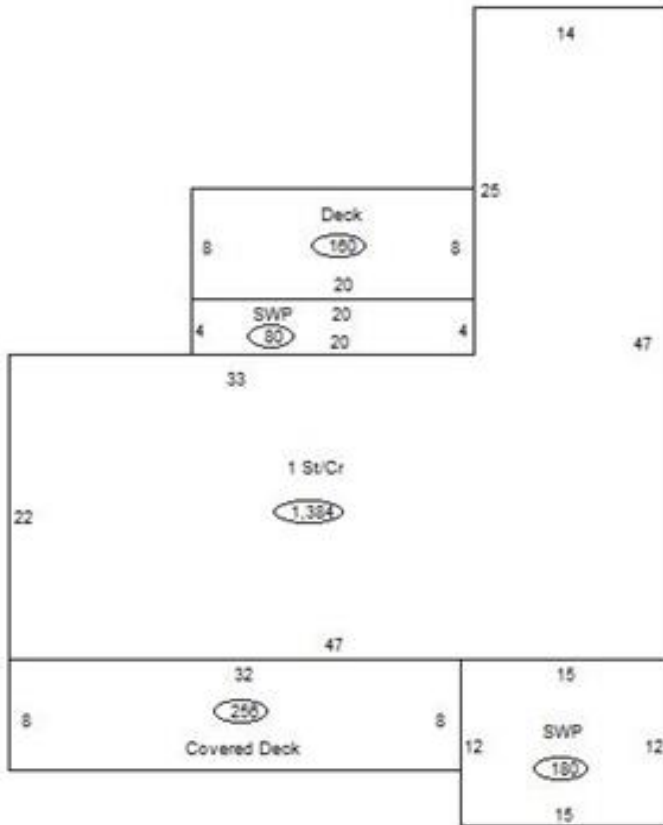
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,384	1.000	1,384
2	M	WODO		13	WODO	160	1.000	160
3	M	EPSW		13	EPSW	80	1.000	80
4	M	WODC		13	WODC	256	1.000	256
5	M	EPSW		13	EPSW	180	1.000	180
Total Building Area						1,384		1,384



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	16x30x8	Concrete	Formed Metal	480	
	Qual 2	Cond 3	Year 2021	Eff Age	4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
	Base Cost (28.25 x 480)		13,560		13,560	949	12,611
	CPDT	Carport - Detached	16x16x8	Dirt	Formed Metal	256	
	Qual 3	Cond 3	Year 2021	Eff Age	4		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (5.58 x 256)		1,428		1,428	357	1,071
	GRDT	Garage - Detached	30x40x8	Concrete	Formed Metal	1,200	
	Qual 2	Cond 3	Year 2000	Eff Age	20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
	Base Cost (17.31 x 1,200)		20,772		20,772	10,178	10,594
	LNTO	Lean To - Attached	18x40x7	Concrete	Formed Metal	720	
	Qual 3	Cond 3	Year 2000	Eff Age	20		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
	Base Cost (12.22 x 720)		8,798		8,798	6,071	2,727
	LT	LEAN-TO	0x0x0			948	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 948)		2,768		2,768	969	1,799
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 720)		11,520		11,520	8,064	3,456