



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:22:55
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Assessment Data					Primary Image																																																																																																																				
Account 660094207 Parcel ID 22N17E-31-2-00000-000-0000 Cadastral ID 31-22-17-00512 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 273569 MCCLAIN, BRANDON W & MISTY S 18457 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18457 S 4190 RD Subdivision Lot/Block / Parcel Size 3.94 - Acres Sec/Twn/Rng 31 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34396499 -95.53876477																																																																																																																									
TR IN GOV'T LOT2 & SE NW DESC AS: COMM SW/C NW; N01-29-09W ALG W/L 264.17'; N-88-39-07E 960' TO POB; N88-39-07E 650'; S01-29-09E 264.04' TO S/L; S88-38-50W ALG S/L 650'; N01-29-09W 264.09' TO POB.					Building Permits																																																																																																																				
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Lot Data	Square-Foot - NBHD 4071 #1
Lot Size	
Lot Count	
Units Buildable	3.94
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Square-Foot
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/8/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,229 / 2,229
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,229
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	678 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 10

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	

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	318,212	
Lot Value		
Indicated Value	318,212	142.76 Per SqFt
Agland Value	690	
Site Improvements	20,160	
Total Value	339,062	152.11 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.25	Total Misc Impr	+	17,210			
Roofing Adj	+ 5.24	Garage Cost	+	31,900			
Subfloor Adj	+ -3.40	Total RCN	=	353,569			
Heat/Cool Adj	+ 14.47	Depreciation (10%)	-	35,357			
Plumbing Adj	+ 10.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	318,212			
Adj Base Cost	= 136.59	Lot Value	+				
Total Area	x 2,229	Indicated Value	=	318,212			
Adjusted Cost	= 304,459	Value Per SqFt		142.76			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
PRCH	SLAB PORCH - COVERED	116575	16x16		256	28.62		7,327
PATO	SLAB PORCH - OPEN	116576	14x10		140	12.52		1,753
PRCH	SLAB PORCH - COVERED	116577	16x10		160	28.96		4,634
PRCH	SLAB PORCH - COVERED	116578	12x10		120	29.13		3,496



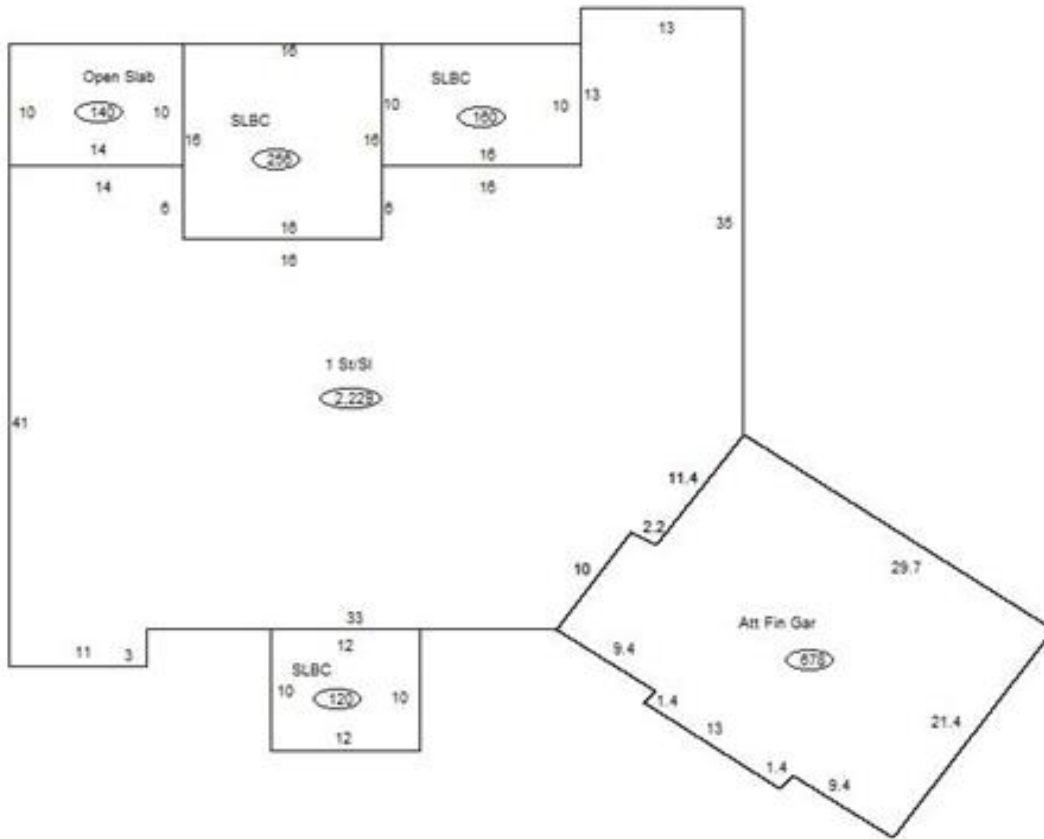
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Sketch Image

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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/SI	2,229	1.000	2,229
2	G	5		13	Att Fin Gar	678	1.000	678
3	M	PRCH		13	SLBC	256	1.000	256
4	M	PATO		13	Open Slab	140	1.000	140
5	M	PRCH		13	SLBC	160	1.000	160
6	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						2,229		2,229



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x30x12	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (28.00 x 900)		25,200	25,200	5,040		20,160



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			3.200	165	165	529	529
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.720	224	224	161	161
IMP PST Totals						3.920			690	690
Total Agland						3.920			690	690