




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:25:32  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660094886 <b>Parcel ID</b> 22N17E-30-4-00000-000-0001 <b>Cadastral ID</b> 30-22-17-02020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 308176 PHILLIPS, SHANNON L  16780 E 458 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16780 E 458 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.03 - Acres <b>Sec/Twn/Rng</b> 30 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 1/16/2013</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.35188941 -95.52844622 BEG AT A PT 325' W & 30' S OF NE/C SW SE SE; S 290.4'; E 325' TO PT ON E/L SD SW SE SE ( 320.4' S OF SD NE/C); S ALG E/L 94.6'; W 475'; N 385'; E 150' TO POB.																																																																																																																				
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.0304							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	88,443.00 x .50 = 43,891							
Factor Value								
Adjustments	1.0000							
Lot Value	43,891							
<b>Residential Data</b>								
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	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	43,891				
Total Area	x	Indicated Value	=	43,891				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model		1 Res						
Adjustment Model		A2 AO Test						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach		Cost Approach						
<b>Improvements</b>								
Lot Value		43,891						
Indicated Value		43,891 0.00 Per SqFt						
Agland Value								
Site Improvements								
Total Value		43,891 0.00 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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

Residential Data	
Type	6 Mobile Home 76 x 30
Condition	4 - Good
Quality	5 - Very Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,280 / 2,280
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 8



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/7/2020

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	41.53	Total Misc Impr	+	0	
Roofing Adj	+ 3.78	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	132,810	
Heat/Cool Adj	+ 3.01	Depreciation ( 30%)	-	39,843	
Plumbing Adj	+ 9.93	Lump Sums	+	9,160	
Basement Adj	+ 0.00	RCNLD	=	102,127	
Adj Base Cost	= 58.25	Lot Value	+		
Total Area	x 2,280	Indicated Value	=	102,127	
Adjusted Cost	= 132,810	Value Per SqFt		44.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,127		
Lot Value			
Indicated Value	102,127	44.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	102,127	44.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	165307	18x8		144	34.79		5,010
WODO	Wood Deck - Open	165308	14x8		112	37.05		4,150



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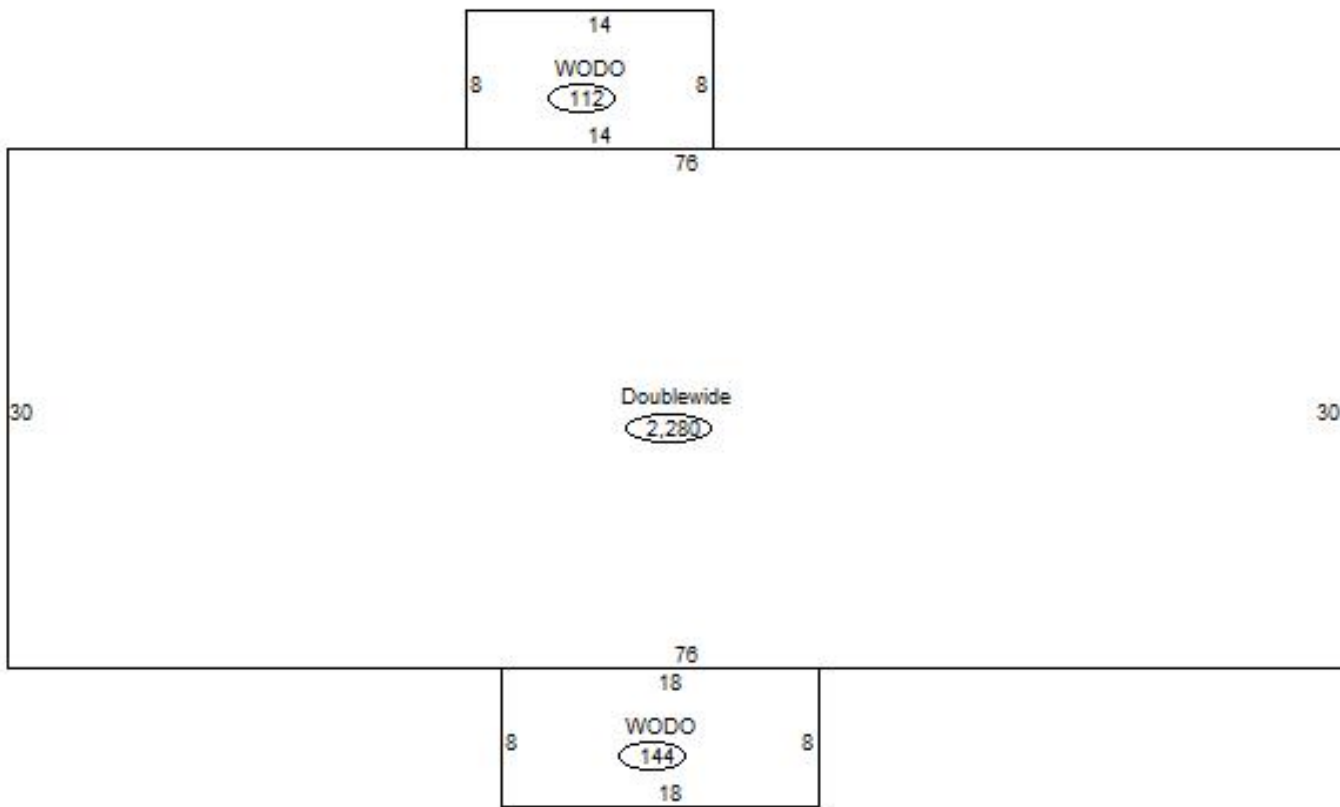
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Sketch Image

660094886



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,280	1.000	2,280
2	M	WODO		13	WODO	144	1.000	144
3	M	WODO		13	WODO	112	1.000	112
<b>Total Building Area</b>						<b>2,280</b>		<b>2,280</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Plank	Formed Metal	64
	Qual	3	Cond	3	Year	2020
				Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (33.35 x 64)	2,134		2,134	2,134