



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:29:20
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Assessment Data					Primary Image																																																																																																																				
Account 660095258 Parcel ID 22N16E-23-4-00000-000-0001 Cadastral ID 23-22-16-06420 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 330310 BRIGHTWELL, ARTHUR 16680 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16680 S 4180 RD Subdivision Lot/Block / Parcel Size 3.13 - Acres Sec/Twn/Rng 23 / 22 / 16 / 4 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36956244 -95.56198505 TR COMM NE/C OF S2 SE NE SE; DUE S 269.70' TO POB; N86-17-42W 402.68'; DUE N 112.12'; DUE W 164.63'; S 309.58'; DUE W 92.65'; N00 01-12E 442.06'; S89-55-13E 658.97'; DUE S 269.70 TO POB. LESS TR DESC 2019-016675 AS COMM NE/C S2 SE NE SE; S01.3251E 269.70'; N87.5033W 402.68'; N01.3251W 112.12'; S88.2709W																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.043	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	132,551.00 x .41 = 54,824	
Factor Value		
Adjustments	1.0000	
Lot Value	54,824	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,760 / 1,760
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,760
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

Cost Approach				Manual : 01/2025			
Base Cost	95.12	Total Misc Impr	+	27,683			
Roofing Adj	+ 5.27	Garage Cost	+	17,775			
Subfloor Adj	+ -2.19	Total RCN	=	256,042			
Heat/Cool Adj	+ 12.64	Depreciation (6%)	-	15,363			
Plumbing Adj	+ 8.81	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	240,679			
Adj Base Cost	= 119.65	Lot Value	+	54,824			
Total Area	x 1,760	Indicated Value	=	295,503			
Adjusted Cost	= 210,584	Value Per SqFt		167.90			



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	258,691	146.98	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,679		
Lot Value	54,824		
Indicated Value	295,503	167.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	295,503	167.90	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	137468	1152		1,152	24.03	27,683



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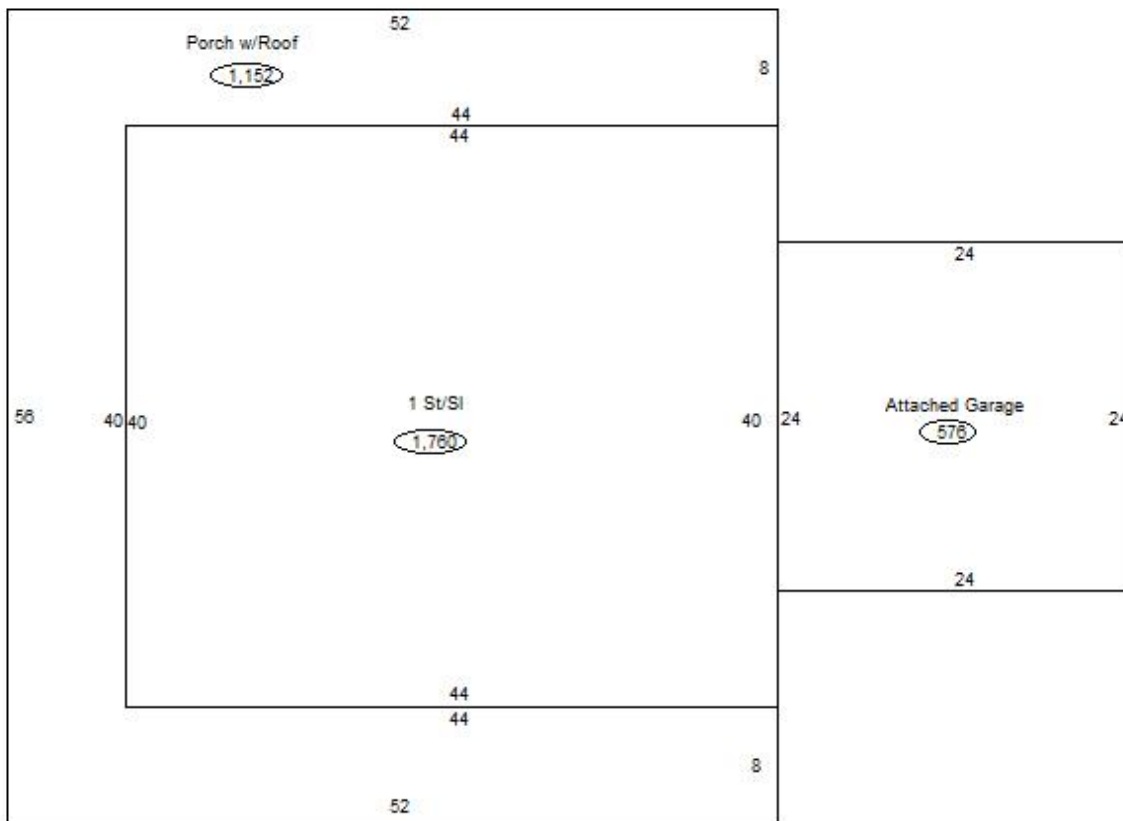
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Sketch Image

660095258



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,760	1.000	1,760
2	M	PRCH		13	SLBC	1,152	1.000	1,152
3	G	1		13	Attached Garage	576	1.000	576
Total Building Area						1,760		1,760



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						