



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 660095527 Parcel ID 22N17E-20-4-00000-000-0001 Cadastral ID 20-22-17-00670 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346648 WILLIAMS, ZACHARY R & HALEY E CO-TRUSTEES THE WILLIAMS FAMILY REVOC TRUST 16900 S 4210 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 16900 S 4210 RD Subdivision Lot/Block / Parcel Size 9.33 - Acres Sec/Twn/Rng 20 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36675442 -95.50800735					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R15</td> <td>R15-SPLIT</td> <td>10/2013</td> <td>07/2014</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15	R15-SPLIT	10/2013	07/2014																																																																																																							
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	406,414.00 x .30 = 123,384		
Factor Value			
Adjustments	1.4423		
Lot Value	177,951		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,794 / 2,700
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,794
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	922 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	441,878 163.66 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	387,051
Lot Value	177,951
Indicated Value	565,002 209.26 Per SqFt
Agland Value	
Site Improvements	25,000
Total Value	590,002 218.52 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.05	Total Misc Impr	+ 26,022
Roofing Adj	+ 4.12	Garage Cost	+ 41,877
Subfloor Adj	+ -3.15	Total RCN	= 420,708
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 33,657
Plumbing Adj	+ 9.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 387,051
Adj Base Cost	= 130.67	Lot Value	+ 177,951
Total Area	x 2,700	Indicated Value	= 565,002
Adjusted Cost	= 352,809	Value Per SqFt	209.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	119571	18x7		126	32.71		4,121
PRCH	SLAB PORCH - COVERED	119573	23x17		391	31.65		12,375
PRCH	SLAB PORCH - COVERED	119574	12x4		48	33.04		1,586
PRCH	SLAB PORCH - COVERED	119575	7x3		21	33.13		696



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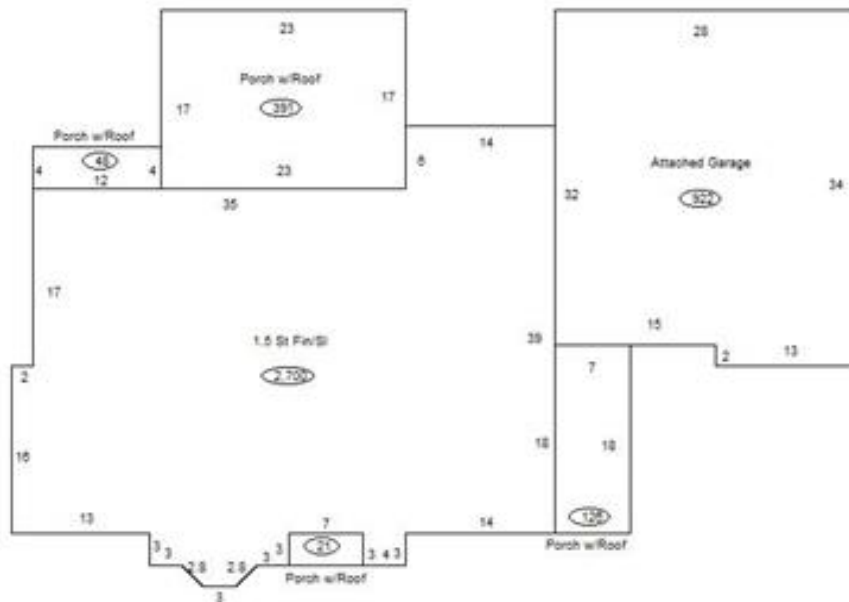
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,794	1.505	2,700
2	U	^UL		10	Upper Level (1)	906	1.000	906
3	M	PRCH		10	SLBC	126	1.000	126
4	G	1		10	Attached Garage	922	1.000	922
5	M	PRCH		10	SLBC	391	1.000	391
6	M	PRCH		10	SLBC	48	1.000	48
7	M	PRCH		10	SLBC	21	1.000	21
Total Building Area						1,794		2,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000