



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660095715 <b>Parcel ID</b> 22N17E-32-3-00000-000-0005 <b>Cadastral ID</b> 32-22-17-00225 <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> 310457 FROMME, JUSTIN W & CHARLSEY N  18955 S 4200 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18955 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.82 - Acres <b>Sec/Twn/Rng</b> 32 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS									
<b>Legal Description</b> W 264' S 300' SW SW. <b>Lat/Long:</b> 36.33672775 -95.52461500									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19	R20- NEW SHOP	06/2019	09/2019	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
SHLT	Other	Yes	150	150	2327/787	GUINN & THOMAS BUILDERS LLC	05/10/2013	210,000	YES
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2014	Land Value	39,976	30,020	11%	3,302	Assessed	33,073	3,251.74
Year Frozen	0	Improvements	324,275	270,643		29,771	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,150	-103.00
TIF Project ID	0	Total Value	364,251	300,663		33,073	Total Taxable	31,923	3,149.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095715	FROMME, JUSTIN W &	94	362,720	1150	30,959	3,054.00		
2024	2024-660095715	FROMME, JUSTIN W &	94	334,380	1000	30,175	3,175.00		
2023	2023-660095715	FROMME, JUSTIN W &	94	296,912	1000	29,266	3,141.00		
2022	2022-660095715	FROMME, JUSTIN W &	94	296,768	1000	28,385	3,075.00		
2021	2021-660095715	FROMME, JUSTIN W &	94	270,881	1000	27,529	2,884.00		
2020	2020-660095715	FROMME, JUSTIN W &	94	263,077	1000	26,698	2,791.00		
2019	2019-660095715	FROMME, JUSTIN W &	94	226,375	0	24,902	2,554.00		
2018	2018-660095715	FROMME, JUSTIN W &	94	232,812	0	25,610	2,654.00		
2017	2017-660095715	FROMME, JUSTIN W &	94	230,760	0	25,384	2,596.00		
2016	2016-660095715	FROMME, JUSTIN W &	94	224,455	0	24,691	2,515.00		
2015	2015-660095715	FROMME, JUSTIN W &	94	217,049	0	23,876	2,483.00		
2014	2014-660095715	FROMME, JUSTIN W &	94	218,612	0	24,047	2,458.00		
2013	2013-660095715	FROMME, JUSTIN W &	94	202,398	0	22,263	2,243.00		



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1.8172 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 79,156.00 x .51 = 39,976 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 39,976		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,128 / 2,128
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,128
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	776 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2008 / 14

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	346,954	163.04	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	111.25	<b>Total Misc Impr</b>	+	10,382			
<b>Roofing Adj</b>	+ 5.30	<b>Garage Cost</b>	+	36,193			
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	=	335,898			
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 14%)</b>	-	47,026			
<b>Plumbing Adj</b>	+ 8.34	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	288,872			
<b>Adj Base Cost</b>	= 135.96	<b>Lot Value</b>	+	39,976			
<b>Total Area</b>	x 2,128	<b>Indicated Value</b>	=	328,848			
<b>Adjusted Cost</b>	= 289,323	<b>Value Per SqFt</b>		154.53			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	288,872		
<b>Lot Value</b>	39,976		
<b>Indicated Value</b>	328,848	154.53	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	35,403		
<b>Total Value</b>	364,251	171.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	109534	12x7		84	29.26		2,458
PRCH	SLAB PORCH - COVERED	109535	204		204	28.78		5,871
PATO	SLAB PORCH - OPEN	148814	28x6		168	12.22		2,053
SHLT	STORM SHELTER 4X6 IN GARAGE			1 2025	1	0.00		



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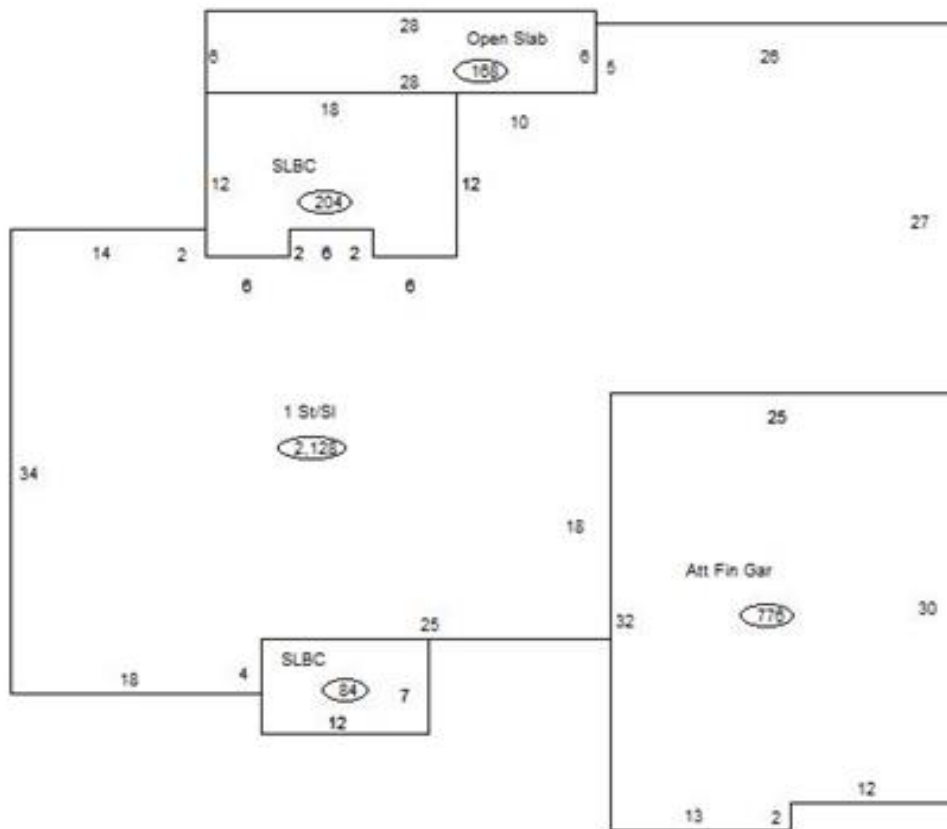
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,128	1.000	2,128
2	G	5		13	Att Fin Gar	776	1.000	776
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	204	1.000	204
5	M	PATO		13	Open Slab	168	1.000	168
<b>Total Building Area</b>						<b>2,128</b>		<b>2,128</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2019	Eff Age 5		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.42 x 1,200)	38,904	38,904	3,501	35,403