



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:42:39  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660096114 <b>Parcel ID</b> 22N16E-14-3-00000-000-0002 <b>Cadastral ID</b> 14-22-16-00430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 310797 FRANKS, MARK A &  SUSAN D PO BOX 1304 CLAREMORE OK 74018-1304  <b>Parcel Location</b> <b>Situs</b> 15301 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 14 / 22 / 16 / 3 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> NW W2 S2 NW. <b>Lat/Long:</b> 36.38983736 -95.57784458																																																																																																																									
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Lot Data		Square-Foot - NBHD 6050 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY 1				
Method	Square-Foot				
Base Lot Value					
Factor Value		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-21\IMG_00; 11/21/2022			
Adjustments		<b>GRM Approach</b>			
Lot Value		GRM Code			
<b>Residential Data</b>		Gross Rent 0.00			
Type	1 Single Family Residence	Indicated Value			
Condition	3 - Average	<b>Multiple Regression</b>			
Quality	3.5 - Average	MRA Code			
Architecture		Adusted R			
Style	100% 1 1/2 Story Finished	Indicated Value			
Exterior Wall	100% Veneer, Masonry	<b>Direct Comparables</b>			
Base/Total Area	2,091 / 2,444	Selection Model 1 Res			
Style	100% 1 1/2 Story Finished	Adjustment Model A2 AO Test			
HVAC	100% Warmed & Cooled Air	Comparables			
Roof Cover	1 Composition Shingle	Indicated Value			
Area on Slab	2,091	<b>Value Reconciliation</b>			
Fixture/RghIn	11 /	Selected Approach Cost Approach			
Bed/F/H Bath	3 / 2.0 /	Improvements 316,436			
Basement Area		Lot Value			
Garage Type	871 Attached Garage - Unfinished	Indicated Value 316,436 129.47 Per SqFt			
Remodel		Aglard Value 1,932			
Year/Eff Age	2014 / 9	Site Improvements			
<b>Cost Approach</b>		Total Value 318,368 130.27 Total Value Per SqFt			
Manual : 01/2025					
Base Cost	101.81	Total Misc Impr	+ 9,333		
Roofing Adj	+ 4.56	Garage Cost	+ 32,410		
Subfloor Adj	+ -2.91	Total RCN	= 347,732		
Heat/Cool Adj	+ 14.47	Depreciation ( 9%)	- 31,296		
Plumbing Adj	+ 7.27	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 316,436		
Adj Base Cost	= 125.20	Lot Value	+ 316,436		
Total Area	x 2,444	Indicated Value	= 316,436		
Adjusted Cost	= 305,989	Value Per SqFt	129.47		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	119524	8x5		40	29.40	1,176
PRCH	SLAB PORCH - COVERED	119525	22x13		286	28.52	8,157



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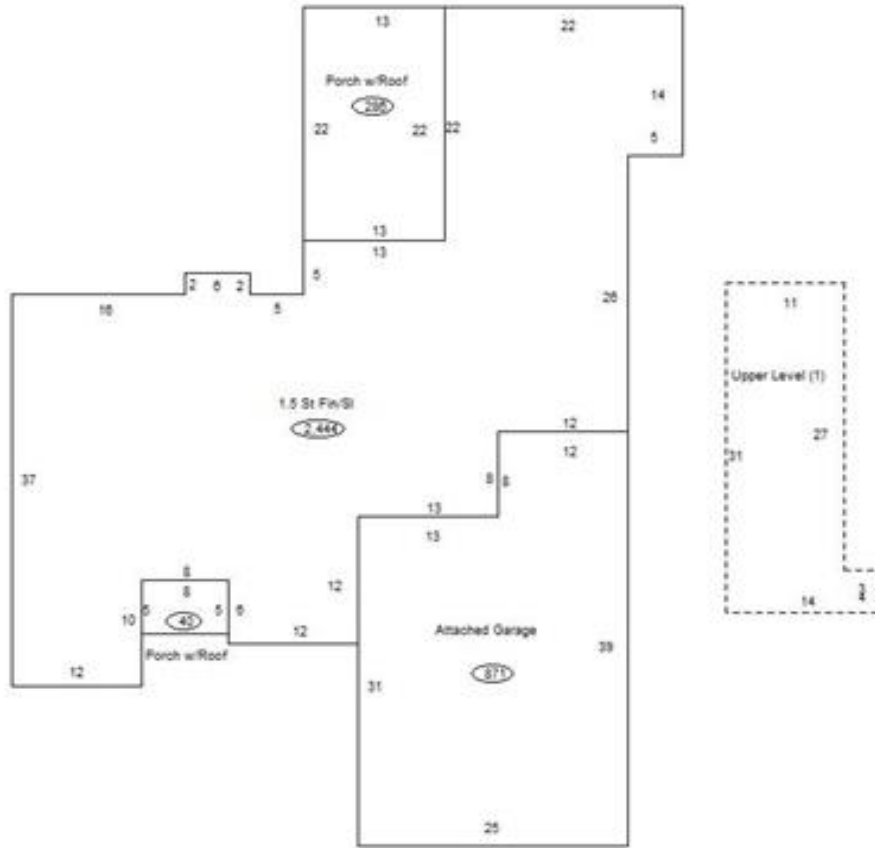
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Sketch Image

660096114



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,091	1.169	2,444
2	U	^UL		13	Upper Level (1)	353	1.000	353
3	G	1		13	Attached Garage	871	1.000	871
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PRCH		13	SLBC	286	1.000	286
<b>Total Building Area</b>						2,091		2,444



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			2.200	84	84	185	185
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			7.800	224	224	1,747	1,747
<b>IMP PST Totals</b>						10.000			1,932	1,932
<b>Total Agland</b>						10.000			1,932	1,932