



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:59:44  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660097714 <b>Parcel ID</b> 22N17E-20-4-00000-000-0003 <b>Cadastral ID</b> 20-22-17-01910 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 314999 PETERSON, GARRETT REED & EMILY MICHELLE  17711 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17711 E 450 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.82 - Acres <b>Sec/Twn/Rng</b> 20 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																									
<b>Legal Description</b> Lat/Long: 36.36625602 -95.51296693 TR IN SW SE COMM AT SE/C SE; S88-35-29W ALG S/L OF SD SE 1527 40' TO POB; CONT S88-35-29 313.92'; N01-24-31W 670.12'; N88-51-13E 313.92'; S01-24-31E 668.71' TO POB.																																																																																																									
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Date 04/18/2026  
 Time 08:59:44  
 Page 2

<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Metal 20% Veneer, Masonry
Base/Total Area	2,314 / 2,314
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,314
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

<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>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	91.45	Total Misc Impr	+ 6,283
Roofing Adj	+ 4.99	Garage Cost	+
Subfloor Adj	+ -2.09	Total RCN	= 259,990
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 20,799
Plumbing Adj	+ 2.65	Lump Sums	+ 3,133
Basement Adj	+ 0.00	RCNLD	= 242,324
Adj Base Cost	= 109.64	Lot Value	+
Total Area	x 2,314	Indicated Value	= 242,324
Adjusted Cost	= 253,707	Value Per SqFt	104.72

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	242,324		
Lot Value			
Indicated Value	242,324	104.72	Per SqFt
Agland Value	643		
Site Improvements			
Total Value	242,967	105.00	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	130501	12x12		144	43.51	50%	3,133
PRCH	SLAB PORCH - COVERED	148374	30x8		240	26.18		6,283



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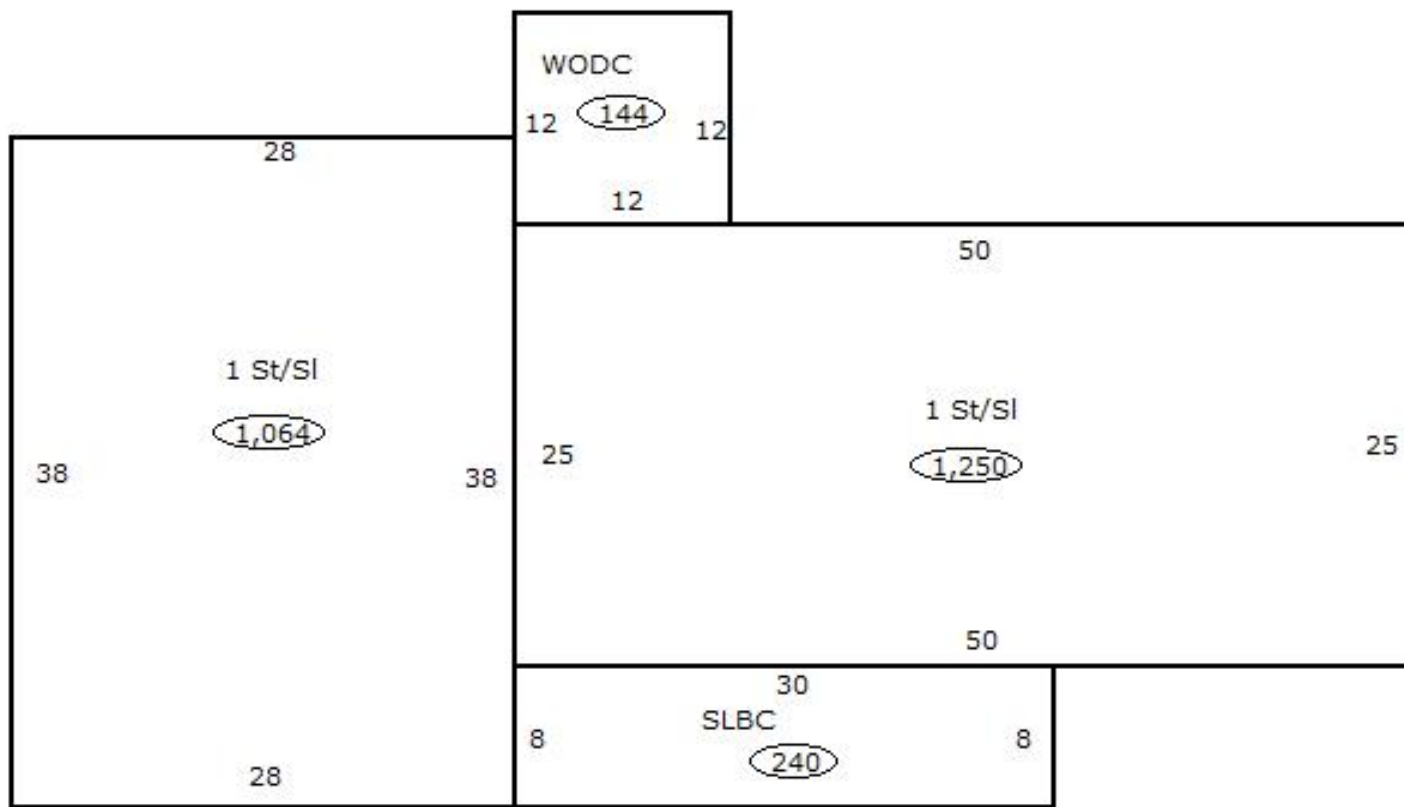
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Date 04/18/2026  
 Time 08:59:44  
 Page 3

Sketch Image

660097714



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,250	1.000	1,250
2	M	WODC		13	WODC	144	1.000	144
3	R	1	Slab	13	1 St/Sl	1,064	1.000	1,064
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						<b>2,314</b>		<b>2,314</b>



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Time 08:59:44  
Page 4

660097714

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x6	Plank	Galvanized Metal	
	<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2	

**Valuation Summary**                      **Modifier Total**                      **RCN**    **Depr (10% Phys/ % Func)**    **RCNLD**  
 Base Cost (40.80 x )



CPDT	Carport - Detached	20x20x6	Concrete	Galvanized Metal	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2016	<b>Eff Age</b> 8	

**Valuation Summary**                      **Modifier Total**                      **RCN**    **Depr (100% Phys/ % Func)**    **RCNLD**  
 Base Cost (9.56 x )



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Page 5

### Agland Inventory

660097714

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.000	36	36	36	36
<b>TMBR Totals</b>						1.000			36	36
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.070	144	144	298	298
<b>NTV PST Totals</b>						2.070			298	298
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63			1.750	176	176	309	309
<b>IMP PST Totals</b>						1.750			309	309
<b>Total Agland</b>						4.820			643	643