



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:00:38
Page 1

Assessment Data					Primary Image																																																																																											
Account 660097863 Parcel ID 22N17E-32-3-00000-000-0007 Cadastral ID 32-22-17-01350 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 311841 LESTER, DONNY & SHANNON 15551 S HWY 66 CLAREMORE OK 74017-0000 Parcel Location Situs 18715 S 4200 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 32 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-4-19\IMG_0001.JPG 4/19/2023</p>																																																																																											
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Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.1243	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	223,212.00 x .35 = 77,583	
Factor Value		
Adjustments	1.0000	
Lot Value	77,583	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,932 / 3,138
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	6 / 4.0 / 1.0
Basement Area	1,932 Total
Garage Type	924 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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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	475,863	151.65	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.71	Total Misc Impr	+	38,490			
Roofing Adj	+ 4.40	Garage Cost	+	52,585			
Subfloor Adj	+ 0.00	Total RCN	=	530,144			
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	21,206			
Plumbing Adj	+ 9.12	Lump Sums	+	0			
Basement Adj	+ 17.38	RCNLD	=	508,938			
Adj Base Cost	= 139.92	Lot Value	+	77,583			
Total Area	x 3,138	Indicated Value	=	586,521			
Adjusted Cost	= 439,069	Value Per SqFt		186.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	508,938		
Lot Value	77,583		
Indicated Value	586,521	186.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	586,521	186.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152619	654		654	30.83		20,163
PRCH	Slab Porch - Covered	152620	33x10		330	31.84		10,507
PATO	Slab Porch - Open	152621	10x4		40	14.39		576
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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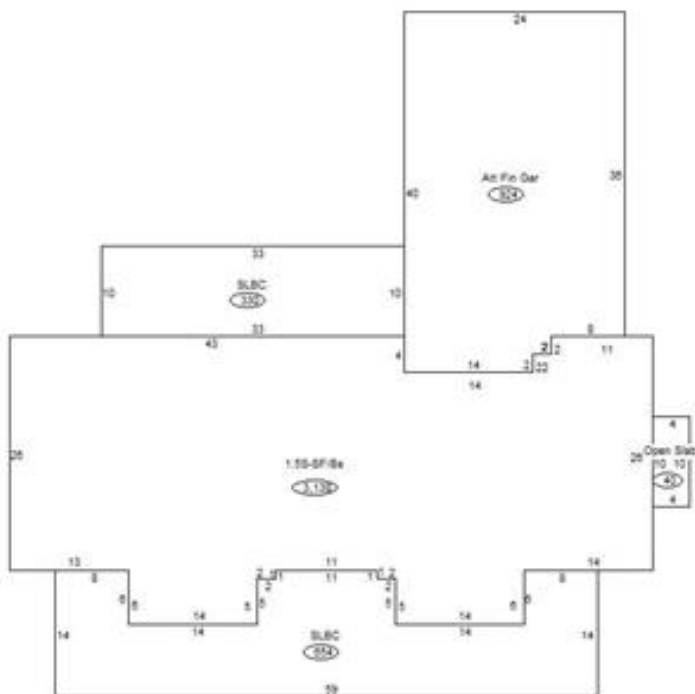
Date 04/18/2026

Time 09:00:38

Page 3

Sketch Image

660097863



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5S-SF/Bs	1,932	1.624	3,138
2	G	5		13	Att Fin Gar	924	1.000	924
3	M	PRCH		13	SLBC	654	1.000	654
4	M	PRCH		13	SLBC	330	1.000	330
5	M	PATO		13	Open Slab	40	1.000	40
6	U	^UL		13	Upper Level (1)	1,206	1.000	1,206
Total Building Area						1,932		3,138