



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:00:59
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Assessment Data					Primary Image																																																																																																				
Account 660098046 Parcel ID 22N17E-03-2-00000-000-0003 Cadastral ID 03-22-17-00421 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 338141 MCCAWE FAMILY REVOCABLE TRUST PO BOX 1334 CLAREMORE OK 74018-0000 Parcel Location Situs 13011 S 4220 RD Subdivision Lot/Block / Parcel Size 8.64 - Acres Sec/Twn/Rng 3 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																									
Legal Description Lat/Long: 36.42225937 -95.48822369 BEG AT NW/C SEC 3; TH N89-56-26E 658.91'; TH S00-24-22W 637.53'; TH S89-57-49W 659.1'; TH N00-25-23E 637.27' TO POB; LESS E 272.25' OF W 338' OF N 160' OF GOVT LOT 4.																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,349 / 1,989
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,349
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	652 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	94.91	Total Misc Impr	+ 8,345
Roofing Adj	+ 3.46	Garage Cost	+ 19,703
Subfloor Adj	+ -1.65	Total RCN	= 265,097
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 21,208
Plumbing Adj	+ 9.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 243,889
Adj Base Cost	= 119.18	Lot Value	+ 243,889
Total Area	x 1,989	Indicated Value	= 243,889
Adjusted Cost	= 237,049	Value Per SqFt	122.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,889		
Lot Value			
Indicated Value	243,889	122.62	Per SqFt
Agland Value	747		
Site Improvements	15,105		
Total Value	259,741	130.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	124017	12x5		60	26.74		1,604
PRCH	Porch	148161	7x6		42	26.80		1,126



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODC	Wood Deck - Covered	8x8x8	Plank	Wood Shingle	64
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (48.05 x 64)	3,075		3,075	830
				2,245



UTIL	UTILITY		23x15x8	Plank	Composition Shingle	345
Qual 4	Cond 3	Year 2016	Eff Age 8			
Warm & Cooled Air		Total Area 345				2,436

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (36.79 x 345)	12,693		15,129	2,269
				12,860



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.640	36	36	95	95
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			3.000	92	92	275	275
TMBR Totals						5.640			370	370
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			1.000	151	151	151	151
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			2.000	113	113	226	226
NTV PST Totals						3.000			377	377
Total Agland						8.640			747	747