



# 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> 660098105 <b>Parcel ID</b> 22N16E-28-1-00000-000-0001 <b>Cadastral ID</b> 28-22-16-00110 <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> 346872 ANDERSON LAND CO LLC  8212 N 440 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 17022 S 4160 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 12.84 - Acres <b>Sec/Twn/Rng</b> 28 / 22 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-23\IMG_000' 1/23/2023</p>									
<b>Legal Description</b> Lat/Long: 36.36461095 -95.59851453														
BEG AT NE/C NE/4 S01-28-53E 732.8'; TH N68-39-07W 452.79'; TH NWLY ALG CURVE TO RIGHT WITH RAD OF 5679.65', LENGTH OF 668.72', CHORD BEAR N65-16-44W, CHORD DIST 668.33'; TH N28-05 38E 40'; TH NWLY ALG CURVE TO RIGHT WITH RAD 5639.65', LENGTH 437.23', CHORD BEAR N59-41-06W, CHORD DIST 437.12'; TH N88-38 52E 1368.76' TO					<b>Building Permits</b>									
					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>					<b>Sale History</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
H	Homestead	Yes	1,000	1,000	/	PRIEST, SCOTT AND AMANDA	06/18/2025	0	21					
					2462/122	NEW LAND PROPERTIES LLC	03/19/2015	250,000	4					
<b>Parcel Valuation</b>														
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>					
Remove Cap	0		Land Value 231	231	11%	25	Assessed	26,389	2,700.43					
Year Frozen	0		Improvements 311,607	239,665		26,364	Penalty	0						
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0		Total Value 311,838	239,896		26,389	Total Taxable	25,389	2,612.00					
<b>Assessment History</b>														
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>					
2025	2025-660098105	ANDERSON LAND CO LLC			11	289,266	1000	24,620	2,533.00					
2024	2024-660098105	PRIEST, SCOTT AND AMANDA			11	273,390	1000	23,873	2,466.00					
2023	2023-660098105	PRIEST, SCOTT AND AMANDA			11	256,287	1000	23,149	2,439.00					
2022	2022-660098105	PRIEST, SCOTT AND AMANDA			11	256,378	1000	22,446	2,381.00					
2021	2021-660098105	PRIEST, SCOTT AND AMANDA			11	208,160	1000	21,763	2,229.00					
2020	2020-660098105	PRIEST, SCOTT AND AMANDA			11	206,403	1000	21,100	2,231.00					
2019	2019-660098105	PRIEST, SCOTT AND AMANDA			11	195,060	1000	20,456	2,135.00					
2018	2018-660098105	PRIEST, SCOTT AND AMANDA			11	199,088	1000	20,899	2,204.00					
2017	2017-660098105	PRIEST, SCOTT AND AMANDA			11	197,233	1000	20,659	2,127.00					
2016	2016-660098105	PRIEST, SCOTT AND AMANDA			11	191,678	1000	20,028	2,076.00					
2015	2015-660098105	PRIEST, SCOTT AND AMANDA			11	185,602	0	20,416	2,121.00					



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,003 / 2,003
<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>	2,003
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	683 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2014 / 9

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

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.44	<b>Total Misc Impr</b>	+ 14,186				
<b>Roofing Adj</b>	+ 4.70	<b>Garage Cost</b>	+ 20,504				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 295,761				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 9%)</b>	- 26,618				
<b>Plumbing Adj</b>	+ 7.75	<b>Lump Sums</b>	+ 2,854				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 271,997				
<b>Adj Base Cost</b>	= 130.34	<b>Lot Value</b>	+ 271,997				
<b>Total Area</b>	x 2,003	<b>Indicated Value</b>	= 271,997				
<b>Adjusted Cost</b>	= 261,071	<b>Value Per SqFt</b>	135.79				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	271,997		
<b>Lot Value</b>			
<b>Indicated Value</b>	271,997	135.79	Per SqFt
<b>Agland Value</b>	231		
<b>Site Improvements</b>	39,610		
<b>Total Value</b>	311,838	155.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122074	32x8		256	26.13		6,689
PRCH	SLAB PORCH - COVERED	122075	24x12		288	26.03		7,497
WODO	WOOD DECK - OPEN	122076	12x4		48	29.73		1,427
WODO	WOOD DECK - OPEN	122077	12x4		48	29.73		1,427



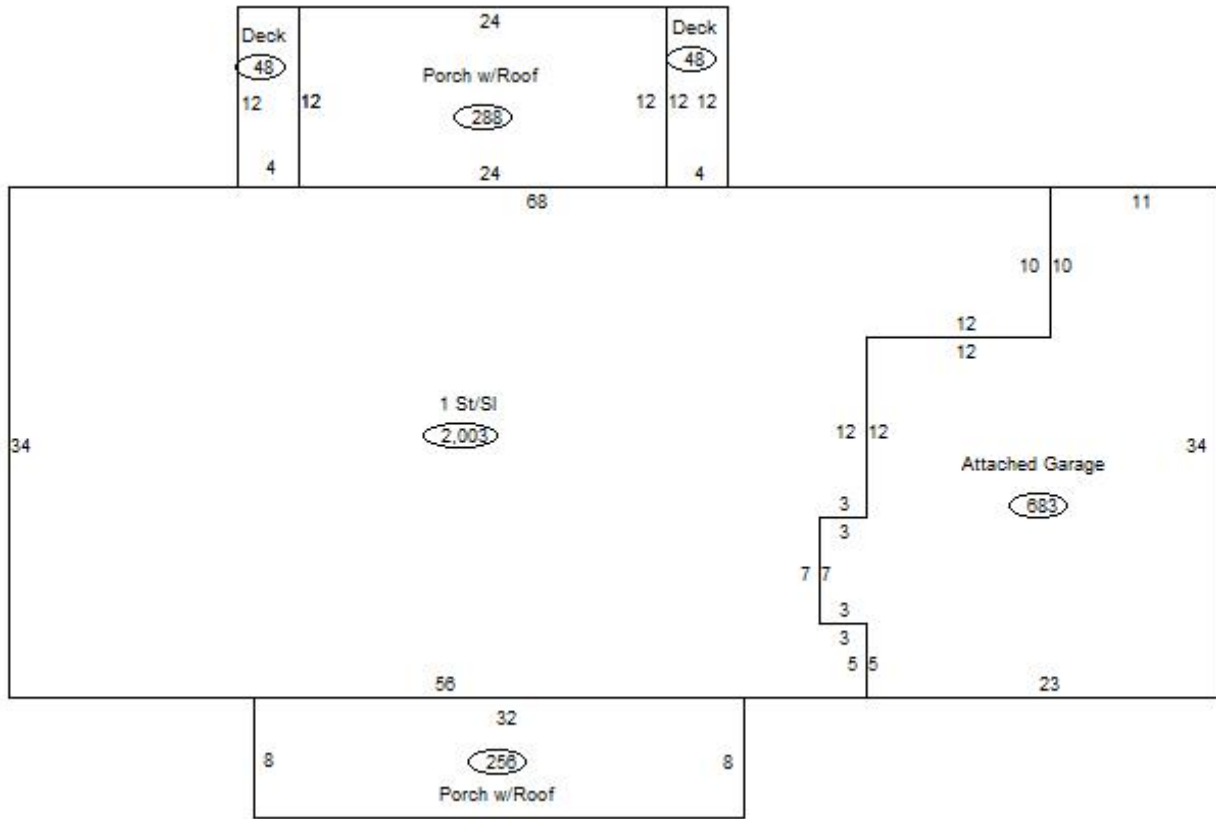
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**Sketch Image**

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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	2,003	1.000	2,003
2	G	1		13	Attached Garage	683	1.000	683
3	M	PRCH		13	SLBC	256	1.000	256
4	M	PRCH		13	SLBC	288	1.000	288
5	M	WODO		13	WODO	48	1.000	48
6	M	WODO		13	WODO	48	1.000	48
<b>Total Building Area</b>						2,003		2,003



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	2	Cond	Year	2014	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (31.84 x 1,200)		38,208		38,208	38,208
	LT	LEAN-TO	12x40x0			480
	Qual		Cond	Year	2014	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (2.92 x 480)		1,402		1,402	1,402



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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
SM	STRIP MINES	TMBR	10			12.840	18	18	231	231
<b>TMBR Totals</b>						12.840			231	231
<b>Total Agland</b>						12.840			231	231