



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																				
Account 660098116 Parcel ID 22N16E-28-4-00000-000-0001 Cadastral ID 28-22-16-00210 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 302222 PRIEST, SCOTT & AMANDA 17022 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12550 E 450 RD Subdivision Lot/Block / Parcel Size 7 - Acres Sec/Twn/Rng 28 / 22 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																									
Legal Description Lat/Long: 36.36441893 -95.60336590																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,003 / 2,003
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,003
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	683 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-1-23\IMG_001 1/23/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.44	Total Misc Impr	+ 16,569	Roofing Adj	+ 4.70	Garage Cost	+ 20,504
Subfloor Adj	+ -2.19	Total RCN	= 298,144	Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 26,833
Plumbing Adj	+ 7.75	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 271,311
Adj Base Cost	= 130.34	Lot Value	+ 271,311	Total Area	x 2,003	Indicated Value	= 271,311
Adjusted Cost	= 261,071	Value Per SqFt	135.45	Adjusted Cost	= 261,071	Value Per SqFt	135.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,311		
Lot Value			
Indicated Value	271,311	135.45	Per SqFt
Agland Value	1,010		
Site Improvements	39,610		
Total Value	311,931	155.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122080	32x8		256	26.13		6,689
PRCH	SLAB PORCH - COVERED	122081	32x12		384	25.73		9,880



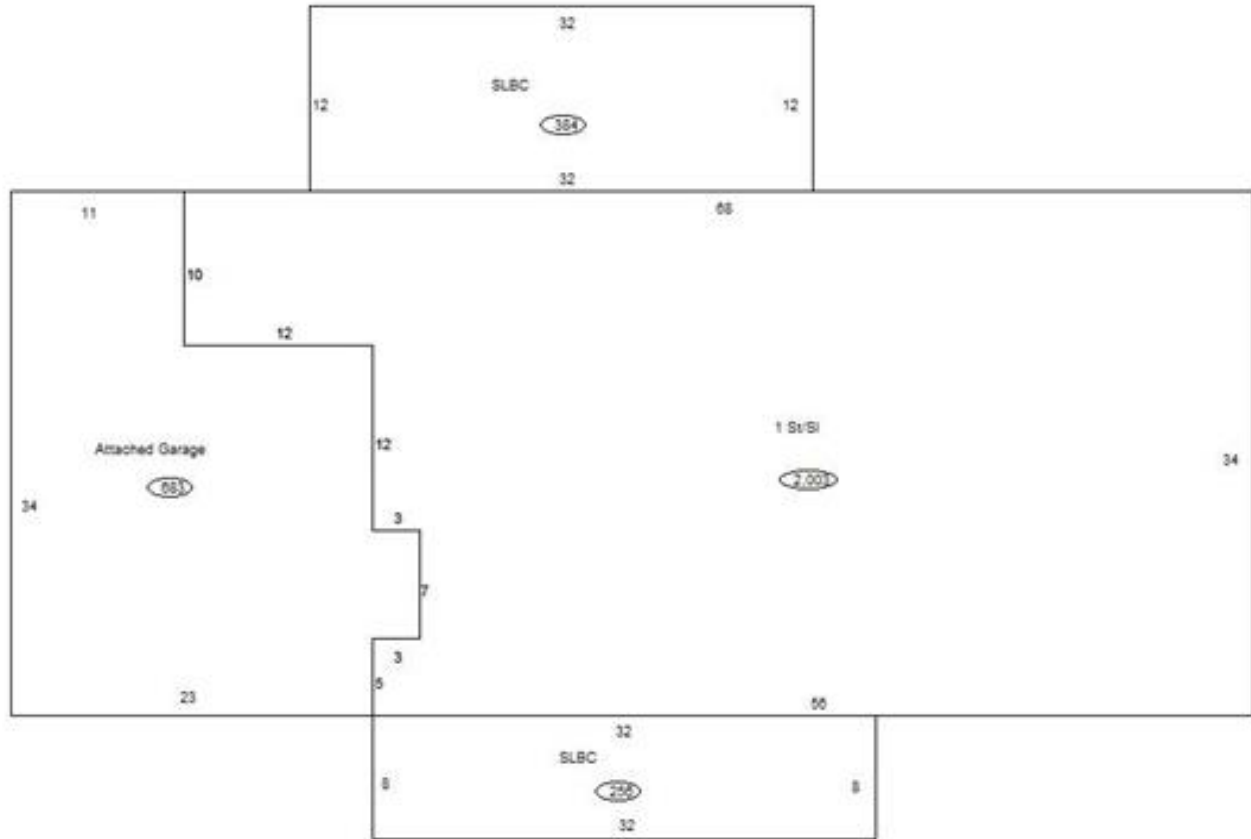
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,003	1.000	2,003
2	G	1		10	Attached Garage	683	1.000	683
3	M	PRCH		10	SLBC	256	1.000	256
4	M	PRCH		10	SLBC	384	1.000	384
Total Building Area						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
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (31.84 x 1,200)		38,208		38,208	38,208
	LT	LEAN-TO	40x12x0			480
	Qual		Cond	Year	2014	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	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
CO	COLLINSVILLE STONY LOAM	NTV PST	22			3.000	53	53	158	158
NTV PST Totals						3.000			158	158
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76			3.790	213	213	807	807
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76			.210	213	213	45	45
IMP PST Totals						4.000			852	852
Total Agland						7.000			1,010	1,010