



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																				
Account 660098163 Parcel ID 23N17E-28-2-00000-000-0001 Cadastral ID 28-23-17-01310 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 316381 GEIGER, EDWARD H III AND KAREN E 18310 E 390 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18310 E 390 RD Subdivision Lot/Block / Parcel Size 2.42 - Acres Sec/Twn/Rng 28 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																									
Legal Description Lat/Long: 36.44957908 -95.50097691																																																																																																									
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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 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Plywood or Hardboard 20% Veneer, 5
Base/Total Area	1,968 / 2,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	520 Detached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1964 / 31

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	90.91	Total Misc Impr	+ 16,441
Roofing Adj	+ 4.11	Garage Cost	+ 21,460
Subfloor Adj	+ -1.92	Total RCN	= 286,602
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 111,775
Plumbing Adj	+ 4.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,827
Adj Base Cost	= 110.24	Lot Value	+ 174,827
Total Area	x 2,256	Indicated Value	= 174,827
Adjusted Cost	= 248,701	Value Per SqFt	77.49

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	174,827
Lot Value	
Indicated Value	174,827
Agland Value	372
Site Improvements	45,110
Total Value	220,309
	77.49 Per SqFt
	97.65 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
EPSW	ENCLOSED PORCH - SOLID WALL	59660	12x8		96	70.02		6,722
PATO	SLAB PORCH - OPEN	59662	10x8		80	11.48		918
PRCH	SLAB PORCH - COVERED	59663	20x6		120	26.55		3,186



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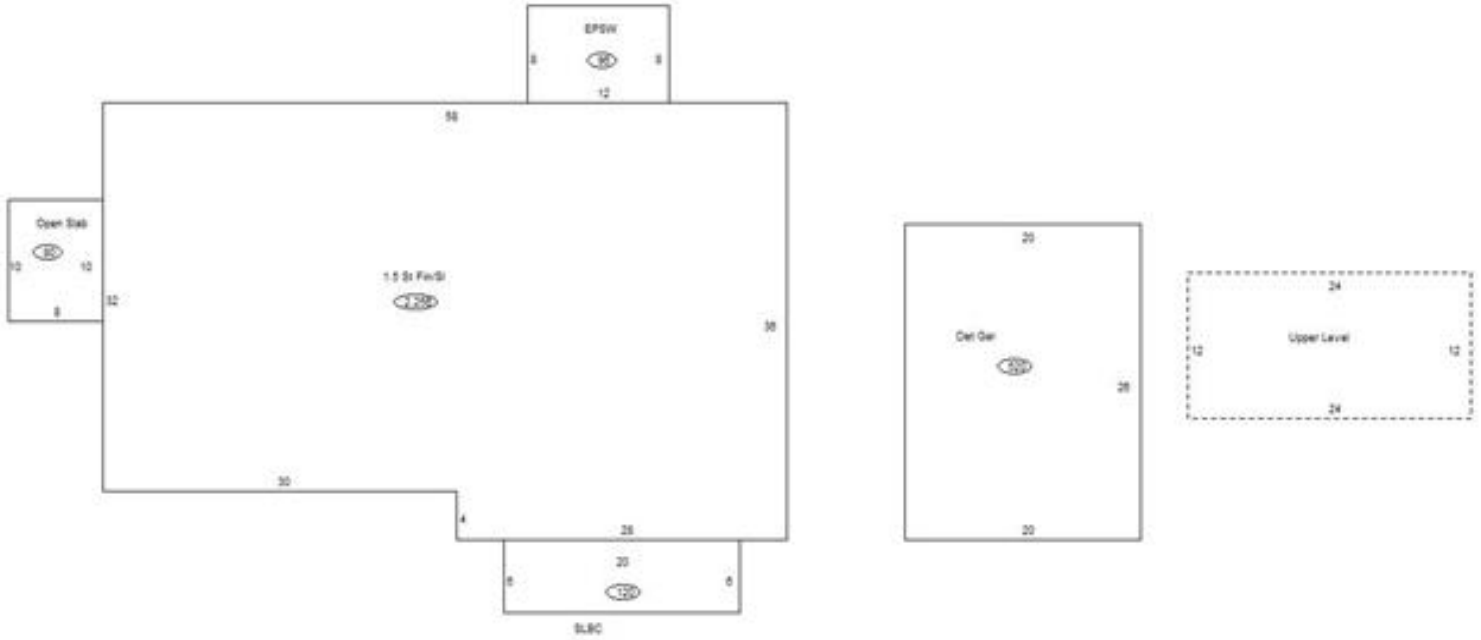
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Sketch Image

660098163



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,968	1.146	2,256
2	G	2		10	Det Gar	520	1.000	520
3	M	EPSW		10	EPSW	96	1.000	96
4	U	^UL		10	Upper Level	288	1.000	288
5	M	PATO		10	Open Slab	80	1.000	80
6	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,968		2,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x44x10	Concrete	Formed Metal	1,320
	Qual 4	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary Base Cost (33.60 x 1,320) 44,352		Modifier Total	RCN 44,352	Depr (0% Phys/ 0% Func)	RCNLD 44,352
	CPDT	Carport - Detached	18x26x8	Concrete	Formed Metal	468
	Qual 2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary Base Cost (8.10 x 468) 3,791		Modifier Total	RCN 3,791	Depr (80% Phys/ % Func) 3,033	RCNLD 758



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.920	92	92	84	84
TMBR Totals						0.920			84	84
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.500	192	192	288	288
NTV PST Totals						1.500			288	288
Total Agland						2.420			372	372