



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:03:03
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Assessment Data					Primary Image																																																																																																				
Account 660098222 Parcel ID 22N16E-36-1-00000-000-0003 Cadastral ID 36-22-16-02010 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 327427 TILLIS, EDDIE JR 18400 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18400 S 4190 RD Subdivision Lot/Block / Parcel Size 8.48 - Acres Sec/Twn/Rng 36 / 22 / 16 / 1 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-17-22\102_1117\IMG_0001.JPG 11/17/2022</p>																																																																																																				
Legal Description Lat/Long: 36.34583807 -95.54536481																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	368,816.00 x .31 = 113,838	
Factor Value		
Adjustments	1.0000	
Lot Value	113,838	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,758 / 3,968
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,758
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	685,968	172.88	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.95	Total Misc Impr	+	84,988			
Roofing Adj	+ 3.12	Garage Cost	+	43,184			
Subfloor Adj	+ -2.12	Total RCN	=	665,955			
Heat/Cool Adj	+ 18.45	Depreciation (8%)	-	53,276			
Plumbing Adj	+ 11.13	Lump Sums	+	3,534			
Basement Adj	+ 0.00	RCNLD	=	616,213			
Adj Base Cost	= 135.53	Lot Value	+	113,838			
Total Area	x 3,968	Indicated Value	=	730,051			
Adjusted Cost	= 537,783	Value Per SqFt		183.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	616,213		
Lot Value	113,838		
Indicated Value	730,051	183.98	Per SqFt
Agland Value			
Site Improvements	50,704		
Total Value	780,755	196.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	8,198.48		24,595
PRCH	SLAB PORCH - COVERED	128766		1882	1,882	32.09		60,393
BALW	BALCONY - WOOD	143391		90	90	39.27		3,534



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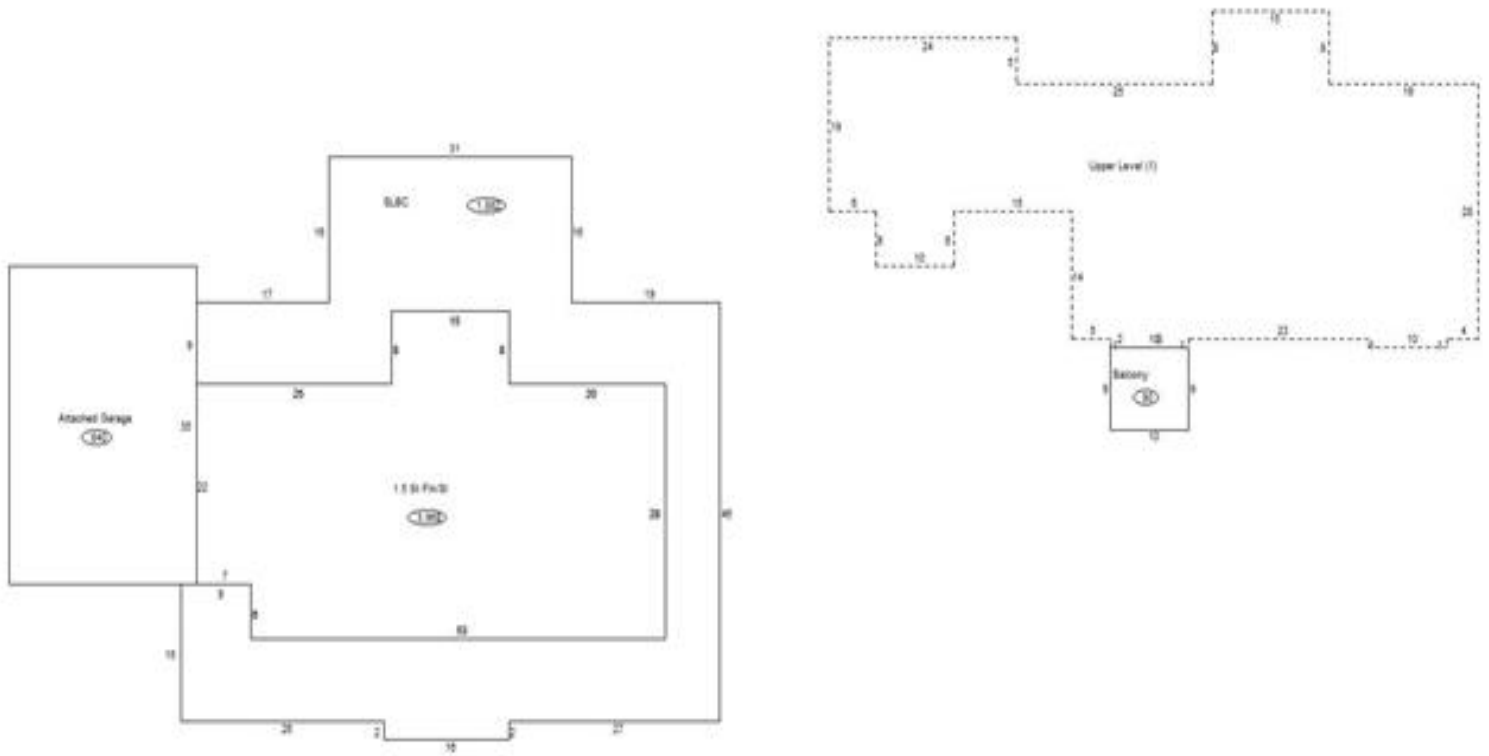
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Sketch Image

660098222



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,758	2.257	3,968
2	U	^UL		13	Upper Level (1)	2,210	1.000	2,210
3	G	1		13	Attached Garage	840	1.000	840
4	M	PRCH		13	SLBC	1,882	1.000	1,882
5	M	BALW		13	Balcony	90	1.000	90
Total Building Area						1,758		3,968



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	50x36x0			1,800
	Qual	3	Cond	Year	2017	Eff Age
	Valuation Summary Base Cost (27.24 x 1,800) 49,032		Modifier Total		RCN 49,032	Depr (0% Phys/ % Func)
	LNT0	LEAN TO - ATTACHED	0x0x0			176
	Qual		Cond	Year	2017	Eff Age
	Valuation Summary Base Cost (9.50 x 176) 1,672		Modifier Total		RCN 1,672	Depr (0% Phys/ % Func)
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age 2019
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (32% Phys/ % Func)