




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:16:14  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660099053 <b>Parcel ID</b> 22N17E-31-1-00000-000-0099 <b>Cadastral ID</b> 31-22-17-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 77054 COLE, SALLY J  18104 S 4200 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18104 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 15 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>660099053_001.JPG 10/28/24</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.34813860 -95.52679296																																																																																																	
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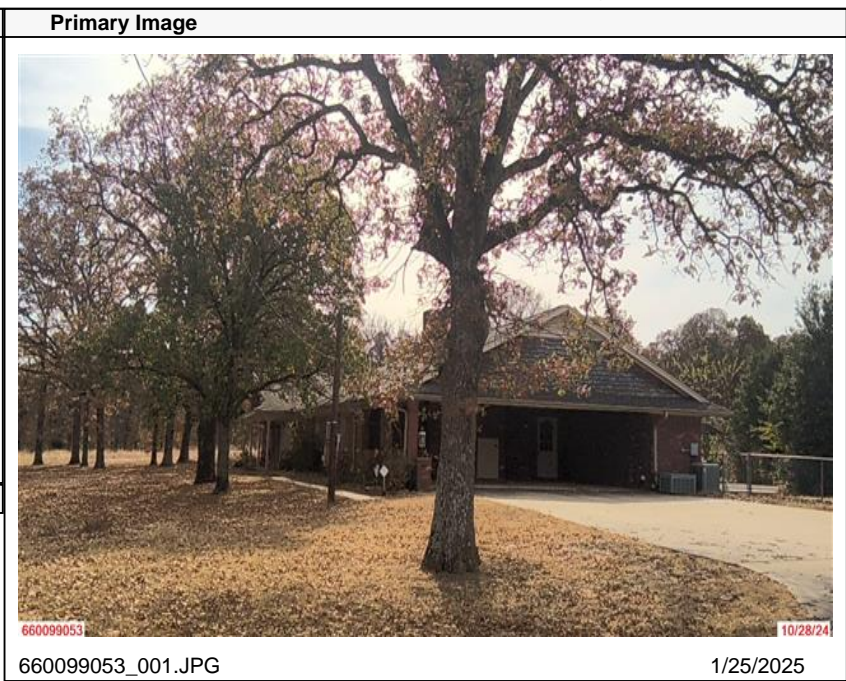
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Date 04/18/2026  
Time 09:16:14  
Page 2

<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,952 / 2,952
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,952
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	630 Carport - Gable Roof
Remodel	
Year/Eff Age	1965 / 46

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

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

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	101.88	Total Misc Impr	+ 65,937
Roofing Adj	+ 5.26	Garage Cost	+ 10,313
Subfloor Adj	+ -4.11	Total RCN	= 453,722
Heat/Cool Adj	+ 16.31	Depreciation ( 51%)	- 231,398
Plumbing Adj	+ 8.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 222,324
Adj Base Cost	= 127.87	Lot Value	+ 222,324
Total Area	x 2,952	Indicated Value	= 222,324
Adjusted Cost	= 377,472	Value Per SqFt	75.31

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	222,324		
Lot Value			
Indicated Value	222,324	75.31	Per SqFt
Agland Value	1,968		
Site Improvements	33,625		
Total Value	257,917	87.37	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
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PRCH	SLAB PORCH - COVERED	66506	32x6		192	32.30		6,202
PATO	SLAB PORCH - OPEN	66507	19x16		304	11.10		3,374
EPSW	ENCLOSED PORCH - SOLID WALL	66508	21x6		126	86.02		10,839
PRCH	SLAB PORCH - COVERED	66509	65x16		1,040	29.84		31,034



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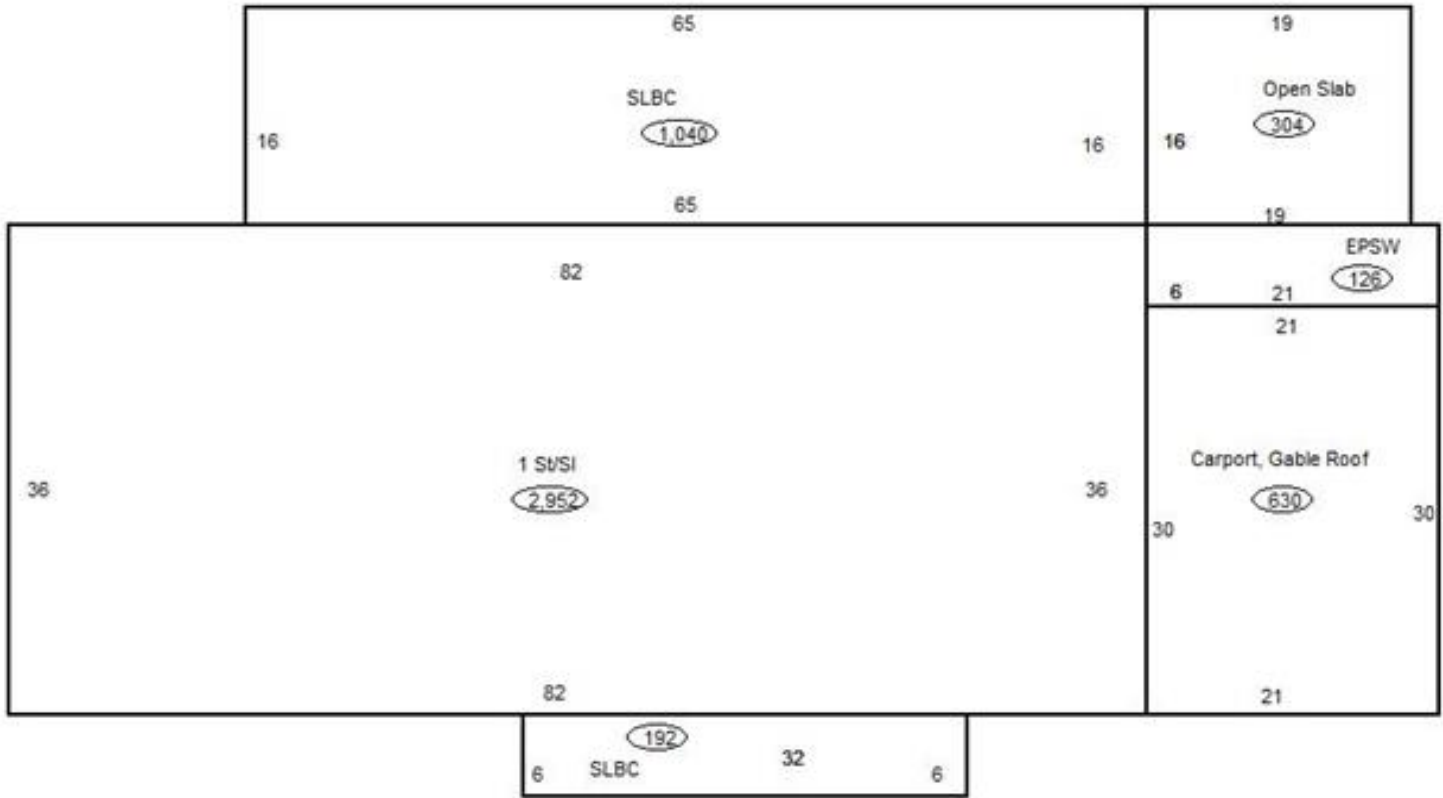
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Date 04/18/2026  
 Time 09:16:14  
 Page 3

Sketch Image

660099053



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,952	1.000	2,952
2	G	3		13	Carport, Gable Roof	630	1.000	630
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PATO		13	Open Slab	304	1.000	304
5	M	EPSW		13	EPSW	126	1.000	126
6	M	PRCH		13	SLBC	1,040	1.000	1,040
<b>Total Building Area</b>						2,952		2,952



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Date 04/18/2026  
 Time 09:16:14  
 Page 4

660099053

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x10	Concrete	Formed Metal	1,600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b> Base Cost (28.81 x 1,600) 46,096		<b>Modifier Total</b>	<b>RCN</b> 46,096	<b>Depr (49% Phys/ % Func)</b> 22,587	<b>RCNLD</b> 23,509
	SHDS	Shed - Small	12x38x10	Plank	Formed Metal	456
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b> Base Cost (20.18 x 456) 9,202		<b>Modifier Total</b>	<b>RCN</b> 9,202	<b>Depr (71% Phys/ % Func)</b> 6,533	<b>RCNLD</b> 2,669
	SPLG	Swimming Pool - In Ground	40x18x0			720
	Qual	3	Cond 3	Year 1985	Eff Age 31	
	<b>Valuation Summary</b> Base Cost (49.25 x 720) 35,460		<b>Modifier Total</b>	<b>RCN</b> 35,460	<b>Depr (79% Phys/ % Func)</b> 28,013	<b>RCNLD</b> 7,447



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Date 04/18/2026  
Time 09:16:14  
Page 5

### Agland Inventory

660099053

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			13.000	143	143	1,856	1,856
HC	HECTOR STONY SANDY LOAM	IMP PST	20			2.000	56	56	112	112
<b>IMP PST Totals</b>						15.000			1,968	1,968
<b>Total Agland</b>						15.000			1,968	1,968