



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 660099944 Parcel ID 22N17E-17-2-00000-000-0099 Cadastral ID 17-22-17-00522 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 320132 MCCLURE, JARED & KANDI 17102 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17138 E 430 RD Subdivision Lot/Block / Parcel Size .92 - Acres Sec/Twn/Rng 17 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																									
Legal Description Lat/Long: 36.39403849 -95.52435166 TR DESC AS COMM NW/C NW; N88.3649E 133' TO POB; N88.3649E 150'; S01.2353E 25'; S34.2815E 208.86'; S88.3651W 263.98'; N01.2352W 200' TO POB																																																																																									
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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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/3/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,960 / 1,960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,960
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	95.18	Total Misc Impr	+ 16,163
Roofing Adj	+ 4.39	Garage Cost	+
Subfloor Adj	+ -2.09	Total RCN	= 247,521
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 17,326
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 230,195
Adj Base Cost	= 118.04	Lot Value	+
Total Area	x 1,960	Indicated Value	= 230,195
Adjusted Cost	= 231,358	Value Per SqFt	117.45

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	230,195
Lot Value	
Indicated Value	230,195 117.45 Per SqFt
Agland Value	306
Site Improvements	
Total Value	230,501 117.60 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134151	31x9		279	26.06		7,271
PRCH	SLAB PORCH - COVERED	134152	344		344	25.85		8,892



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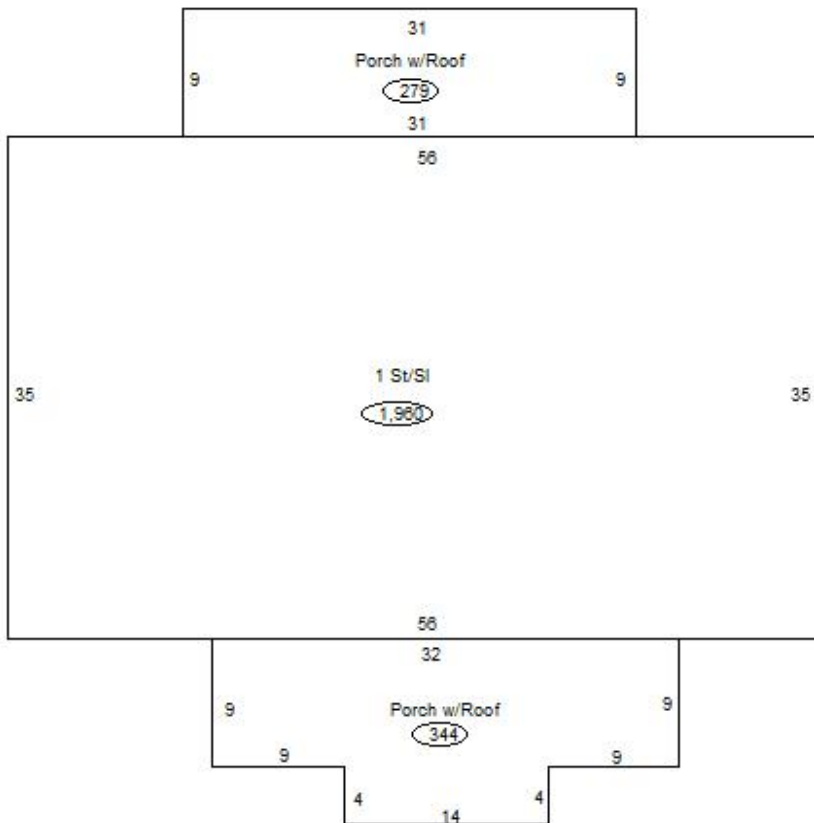
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Sketch Image

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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/Sl	1,960	1.000	1,960
2	M	PRCH		13	SLBC	279	1.000	279
3	M	PRCH		13	SLBC	344	1.000	344
Total Building Area						1,960		1,960



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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
VD	VERDIGRIS SILT LOAM	CLT LND	95			.920	333	333	306	306
CLT LND Totals						0.920			306	306
Total Agland						0.920			306	306