



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 660100324 Parcel ID 22N17E-05-3-00000-000-0003 Cadastral ID 05-22-17-01030 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 321660 PRIDEAUX, JULIE A 13631 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13631 S 4200 RD Subdivision Lot/Block / Parcel Size 4.55 - Acres Sec/Twn/Rng 5 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																									
Legal Description Lat/Long: 36.41403349 -95.52445377 TR DESC BEG SW/C N2 S2 NW SW; N00.1355E 484'; S89.5857E 408 40'; S00.0110W 484.01'; N89.5850W 410.20' TO POB.																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	7 /
Bed/F/H Bath	4 / 1.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1972 / 32

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	104.82	Total Misc Impr	+ 724
Roofing Adj	+ 5.44	Garage Cost	+
Subfloor Adj	+ -3.52	Total RCN	= 182,052
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 72,821
Plumbing Adj	+ 8.31	Lump Sums	+ 10,047
Basement Adj	+ 0.00	RCNLD	= 119,278
Adj Base Cost	= 129.52	Lot Value	+
Total Area	x 1,400	Indicated Value	= 119,278
Adjusted Cost	= 181,328	Value Per SqFt	85.20

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	119,278
Lot Value	
Indicated Value	119,278
Agland Value	164
Site Improvements	16,671
Total Value	136,113
	85.20 Per SqFt
	97.22 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	11992	30x10		300	33.49		10,047
PATC	Patio - Covered	148217	8x4		32	22.63		724



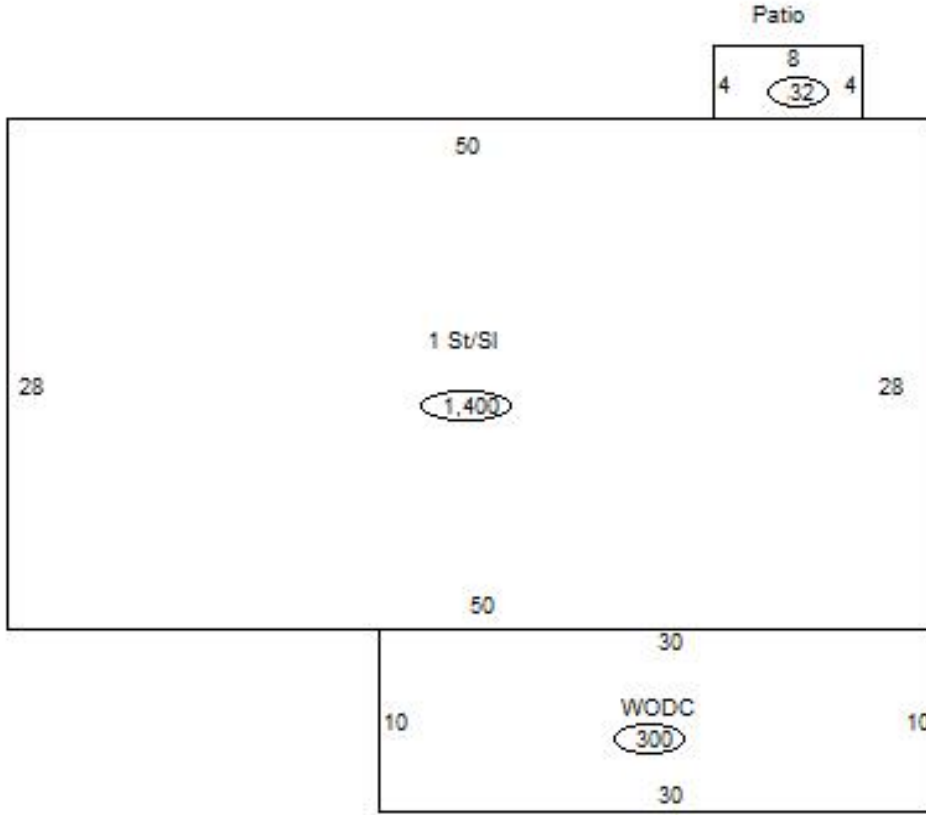
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Sketch Image

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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	1,400	1.000	1,400
2	M	WODC		13	WODC	300	1.000	300
3	M	PATC		13	Patio	32	1.000	32
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE	30x40x8	Concrete	Composition Shingle	1,200
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 1,200)	32,688	32,688	16,017	16,671



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.550	36	36	164	164
TMBR Totals						4.550			164	164
Total Agland						4.550			164	164