



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660100381 <b>Parcel ID</b> 23N17E-30-2-00000-000-0001 <b>Cadastral ID</b> 30-23-17-02612 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 321904 ARNETTE, DANIEL JOEL & AMANDA JORDON  16486 E 390 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16486 E 390 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.38 - Acres <b>Sec/Twn/Rng</b> 30 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.45036560 -95.53690035 TR DESC AS COMM NE/C NE NW; S01.3617E 660'; S88.5156W 586' TO POB; S88.5156W 400'; S01.3617E 150'; N88.5156E 400'; N01.3617W 150' 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

### Residential Data

Type 1 Single Family Residence  
Condition 3 - Average  
Quality 2.5 - Fair  
Architecture TRAD TRADITIONAL  
Style 100% 1 1/2 Story Finished  
Exterior Wall 100% Frame, Plywood or Hardboard  
Base/Total Area 1,024 / 1,528  
Style 100% 1 1/2 Story Finished  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 0  
Fixture/RghIn 11 /  
Bed/F/H Bath 2 / 2.0 /  
Basement Area  
Garage Type  
Remodel  
Year/Eff Age 2017 / 7

### Cost Approach

Manual : 01/2025

Base Cost	81.10	Total Misc Impr	+	0
Roofing Adj	+ 3.14	Garage Cost	+	
Subfloor Adj	+ 0.81	Total RCN	=	161,555
Heat/Cool Adj	+ 11.47	Depreciation ( 7%)	-	11,309
Plumbing Adj	+ 9.21	Lump Sums	+	3,179
Basement Adj	+ 0.00	RCNLD	=	153,425
Adj Base Cost	= 105.73	Lot Value	+	
Total Area	x 1,528	Indicated Value	=	153,425
Adjusted Cost	= 161,555	Value Per SqFt		100.41

### Primary Image



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-30\IMG\_001; 10/30/2020

### 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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	153,425		
Lot Value			
Indicated Value	153,425	100.41	Per SqFt
Agland Value	169		
Site Improvements	4,859		
Total Value	158,453	103.70	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	137456	8x6		48	49.18		2,361
WODC	WOOD DECK - COVERED	137457	4x4		16	51.10		818



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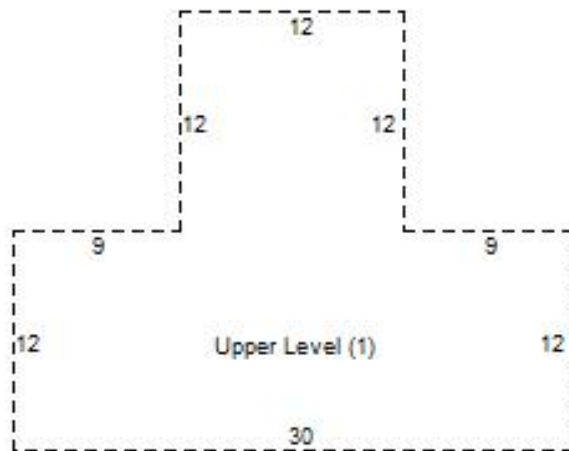
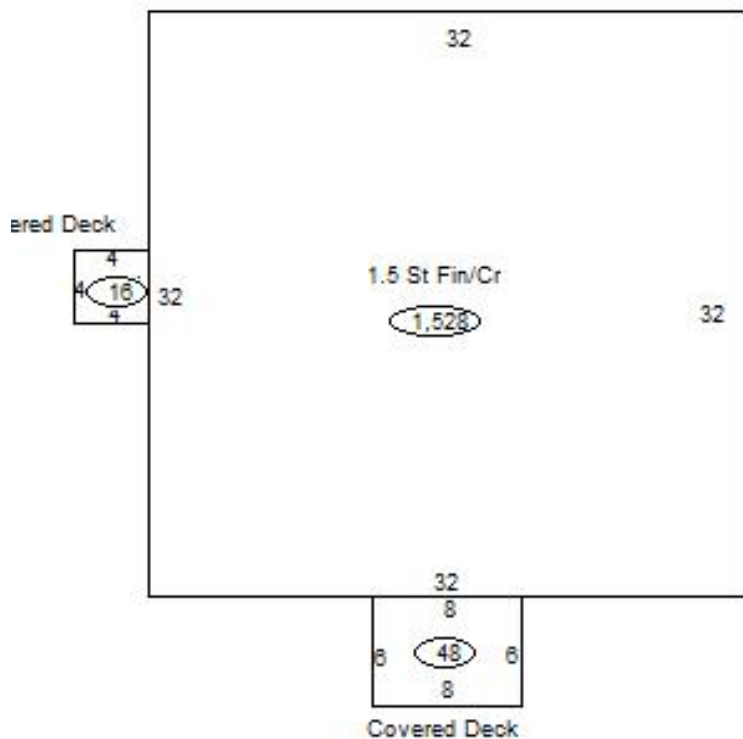
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,024	1.492	1,528
2	M	WODC		13	WODC	48	1.000	48
3	M	WODC		13	WODC	16	1.000	16
4	U	^UL		13	Upper Level (1)	504	1.000	504
<b>Total Building Area</b>						1,024		1,528



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	8x16x6	Dirt	Galvanized Metal	128
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (6.64 x 128)	850		850	162
				688



SHDS	Shed - Small	16x16x12	Plank	Composition Shingle	256
Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (22.63 x 256)	5,793		5,793	1,622
				4,171



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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	NTV PST	51			1.380	122	122	169	169
<b>NTV PST Totals</b>						1.380			169	169
<b>Total Agland</b>						1.380			169	169