



# 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> 660100382 <b>Parcel ID</b> 23N17E-30-2-00000-000-0002 <b>Cadastral ID</b> 30-23-17-02613 <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> 266862 ARNETTE, JEFFREY M & VIRGINIA K LIVING TRUST  11016 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16088 E 390 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.32 - Acres <b>Sec/Twn/Rng</b> 30 / 23 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-12-13\IMG_001 12/13/2023</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.45213988 -95.54122315 TR DESC AS COMM NW/C NW NW; N88.5156E 450' TO POB; N88 5156E 302.47'; S01.0804E 190'; S88.5156W 302.47'; N01.0804W 190' 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

### Residential Data

Type 1 Single Family Residence  
Condition 3.5 - Average  
Quality 2 - Fair  
Architecture TRAD TRADITIONAL  
Style 100% One Story  
Exterior Wall 100% Frame, Plywood or Hardboard  
Base/Total Area 1,298 / 1,298  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 0  
Fixture/RghIn 4 /  
Bed/F/H Bath 3 / 1.0 /  
Basement Area  
Garage Type  
Remodel RMA -  
Year/Eff Age 1950 / 36

### Cost Approach

Manual : 01/2025

Base Cost	87.03	Total Misc Impr	+	3,123
Roofing Adj	+ 4.00	Garage Cost	+	
Subfloor Adj	+ 2.31	Total RCN	=	142,645
Heat/Cool Adj	+ 10.30	Depreciation ( 47%)	-	67,043
Plumbing Adj	+ 3.85	Lump Sums	+	1,762
Basement Adj	+ 0.00	RCNLD	=	77,364
Adj Base Cost	= 107.49	Lot Value	+	
Total Area	x 1,298	Indicated Value	=	77,364
Adjusted Cost	= 139,522	Value Per SqFt		59.60

### Primary Image



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-12-13\IMG\_001 12/13/2023

### 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	77,364		
Lot Value			
Indicated Value	77,364	59.60	Per SqFt
Agland Value	158		
Site Improvements			
Total Value	77,522	59.72	Total Value Per SqFt

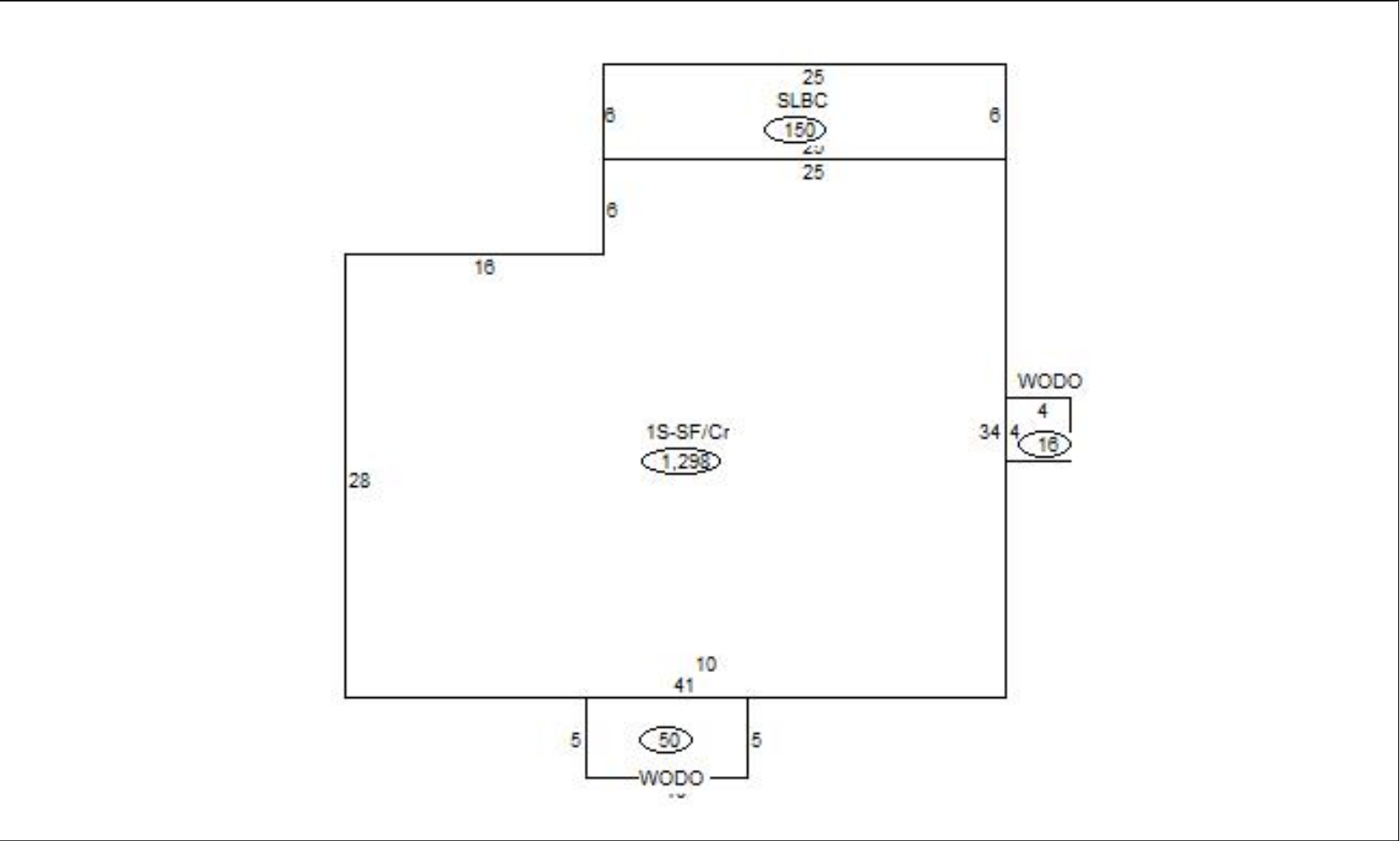
### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	134512	4x4		16	27.55		441
WODO	WOOD DECK - OPEN	134513	10x5		50	26.42		1,321
PRCH	Slab Porch - Covered	134515	25x6		150	20.82		3,123



Sketch Image

660100382



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		13	WODO	16	1.000	16
2	M	WODO		13	WODO	50	1.000	50
3	R	1	Crawl	13	1S-SF/Cr	1,298	1.000	1,298
4	M	PRCH		13	SLBC	150	1.000	150
<b>Total Building Area</b>						1,298		1,298



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Plank	Composition Shingle	80
	Qual	3	Cond 2	Year 2000	Eff Age 26	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ 100% Func) RCNLD</b>	
Base Cost (29.68 x 80)		2,374		2,374	2,374	



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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			.017	122	122	2	2
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			1.303	120	120	156	156
<b>NTV PST Totals</b>						1.320			158	158
<b>Total Agland</b>						1.320			158	158