



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 660100384 Parcel ID 23N17E-30-2-00000-000-0004 Cadastral ID 30-23-17-02615 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 266862 ARNETTE, JEFFREY M & VIRGINIA K LIVING TRUST 11016 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16500 E 390 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 30 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																									
Legal Description Lat/Long: 36.45009009 -95.53592524 TR DESC AS COMM NE/C NE NW; S01.3617E 710'; S88.5156W 410' TO POB; S88.5156W 176'; S01.3617E 248'; N88.556E 176'; N01.3617W 248' TO POB.				Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																																																											
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Lot Data	Primary Image
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 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 46

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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	88.92	Total Misc Impr	+ 1,683				
Roofing Adj	+ 4.11	Garage Cost	+				
Subfloor Adj	+ 2.41	Total RCN	= 128,389				
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 70,614				
Plumbing Adj	+ 7.39	Lump Sums	+ 3,502				
Basement Adj	+ 0.00	RCNLD	= 61,277				
Adj Base Cost	= 113.13	Lot Value	+				
Total Area	x 1,120	Indicated Value	= 61,277				
Adjusted Cost	= 126,706	Value Per SqFt	54.71				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,277		
Lot Value			
Indicated Value	61,277	54.71	Per SqFt
Agland Value	122		
Site Improvements			
Total Value	61,399	54.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	100740	26x7		182	20.47	6%	3,502
PRCH	SLAB PORCH - COVERED	100741	10x8		80	21.04		1,683



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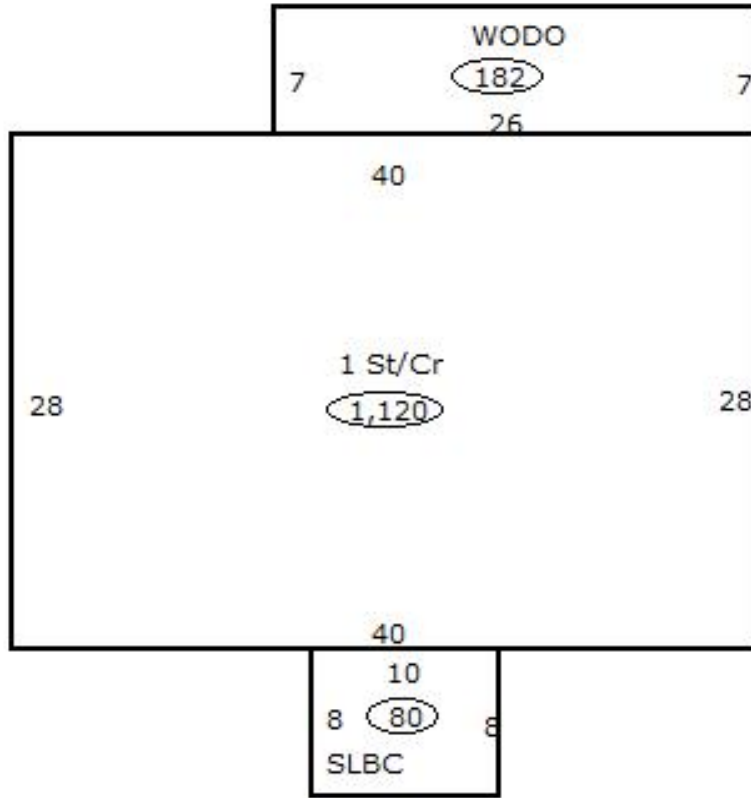
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,120	1.000	1,120
2	M	WODO		13	WODO	182	1.000	182
3	M	PRCH		13	SLBC	80	1.000	80
Total Building Area						1,120		1,120



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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			1.000	122	122	122	122
NTV PST Totals						1.000			122	122
Total Agland						1.000			122	122