



# 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> 660101048 <b>Parcel ID</b> 000000-00-0-00333-001-0022 <b>Cadastral ID</b> 07-22-17-03301 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 323497 FORT, CHRISTOPHER C & BORRELL, SAMANTHA  16296 E 420 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16296 E 420 RD <b>Subdivision</b> GRAND PRAIRIE ESTATE <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> .69 - Lots <b>Sec/Twn/Rng</b> 7 / 22 / 17 / 5 <b>Neighborhood</b> 1035 - R-V02-NE FOYIL <b>School District</b> S007 - FOYIL SCHOOLS				<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/2/2020</p>																																																																												
<b>Legal Description</b> Lat/Long: 36.40817411 -95.53885903 TR DESC 2679-123 AS BEG NE/C OF LOT 1 BLOCK 1; N89.3651W 152 20'; S 115'; 144.38'; S08.5942E 117.16'; S04.3339W 133.12'; S89.5251E 289'; N 363' TO POB																																																																																
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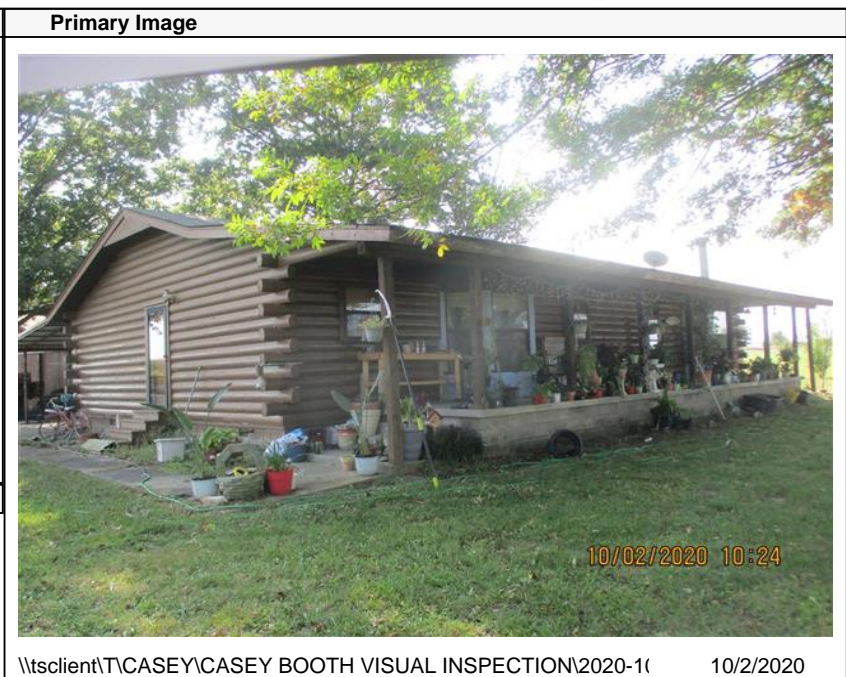
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Lot Data		Square-Foot - NBHD 1035 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	2.0476		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	89,193.00 x .47 = 41,900		
Factor Value			
Adjustments	1.0000		
Lot Value	41,900		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1( 10/2/2020

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Rustic Log 10% Frame, Siding, Wood
Base/Total Area	1,662 / 1,662
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	2 / 1.5 /
Basement Area	
Garage Type	Carport - Shed Roof
Remodel	
Year/Eff Age	1989 / 33

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	131,029 78.84 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	117,441		
Lot Value	41,900		
Indicated Value	159,341	95.87	Per SqFt
Agland Value			
Site Improvements	13,724		
Total Value	173,065	104.13	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.49	Total Misc Impr	+ 17,313
Roofing Adj	+ 3.98	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 213,529
Heat/Cool Adj	+ 10.30	Depreciation ( 45%)	- 96,088
Plumbing Adj	+ 4.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 117,441
Adj Base Cost	= 118.06	Lot Value	+ 41,900
Total Area	x 1,662	Indicated Value	= 159,341
Adjusted Cost	= 196,216	Value Per SqFt	95.87

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPORT - DETACHED	16107	27x18		486	10.13		4,923
PRCH	SLAB PORCH - COVERED	16108	404		404	20.19		8,157
FPPF	Fireplace - Prefabricated			1 1989	1	4,233.11		4,233



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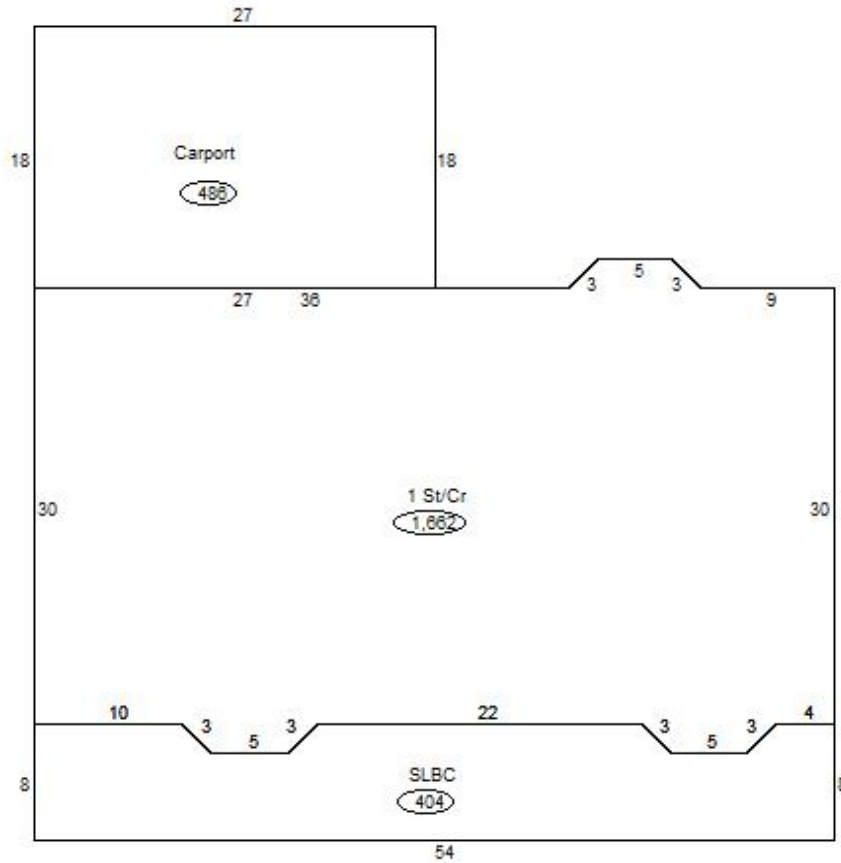
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Sketch Image

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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	1,662	1.000	1,662
2	M	CPDT		13	Carport	486	1.000	486
3	M	PRCH		13	SLBC	404	1.000	404
<b>Total Building Area</b>						1,662		1,662



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	44x24x8	Concrete	Galvanized Metal	1,056
	Qual 2.5	Cond 3	Year 1990	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (28.88 x 1,056)	30,497	30,497	16,773	13,724