



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:37:36  
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Assessment Data					Primary Image																																																																												
<b>Account</b> 660101124 <b>Parcel ID</b> 22N16E-25-1-00000-000-0002 <b>Cadastral ID</b> 25-22-16-01320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 323879 WESTMORELAND, KENNETH R & LESLIE A  17256 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17256 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.53 - Acres <b>Sec/Twn/Rng</b> 25 / 22 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-27\IMG_00' 12/27/2022</p>																																																																												
<b>Legal Description</b> Lat/Long: 36.36131868 -95.54452716 TR DESC 2684-679 AS BEG NE/C SE NE; S 300'; S89.5830W 788'; N04 4550W 301.03'; N89.5830E 813' TO POB.																																																																																	
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.5424		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	241,426.00 x .37 = 88,360		
Factor Value			
Adjustments	1.0000		
Lot Value	88,360		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-27\IMG\_00 12/27/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,630 / 1,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1958 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	242,050	148.50	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.16	Total Misc Impr	+	13,243			
Roofing Adj	+ 4.79	Garage Cost	+	25,024			
Subfloor Adj	+ 0.00	Total RCN	=	243,077			
Heat/Cool Adj	+ 12.64	Depreciation ( 42%)	-	102,092			
Plumbing Adj	+ 7.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	140,985			
Adj Base Cost	= 125.65	Lot Value	+	88,360			
Total Area	x 1,630	Indicated Value	=	229,345			
Adjusted Cost	= 204,810	Value Per SqFt		140.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,985		
Lot Value	88,360		
Indicated Value	229,345	140.70	Per SqFt
Agland Value			
Site Improvements	39,110		
Total Value	268,455	164.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	51351	7x6		42	26.80		1,126
PATO	SLAB PORCH - OPEN	51352	756		756	8.60		6,502



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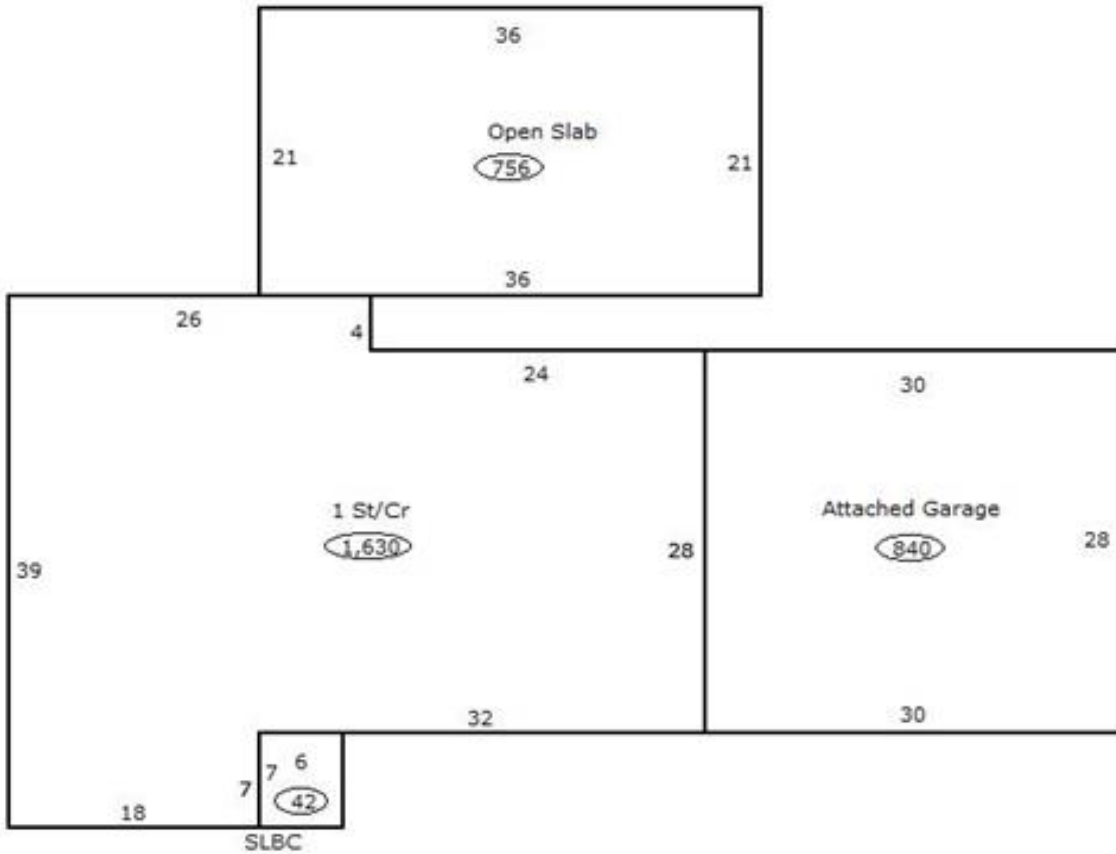
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Sketch Image

660101124



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,630	1.000	1,630
2	G	1		13	Attached Garage	840	1.000	840
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	756	1.000	756
<b>Total Building Area</b>						1,630		1,630



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,592
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.37 x 2,592)	65,759		65,759	29,592	36,167
	BARN	BARN	0x0x0			936
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 936)	9,809		9,809	6,866	2,943