



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 660101552 Parcel ID 22N17E-17-2-00000-000-0001 Cadastral ID 17-22-17-00523 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 324691 MCCLURE, LARRY & DENISE 15388 S 4203 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15388 S 4203 RD Subdivision Lot/Block / Parcel Size 1.73 - Acres Sec/Twn/Rng 17 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																	
Legal Description Lat/Long: 36.39110219 -95.52332870 TR DESC BEG SE/C SW NW NW; N89.4541W 295'; N00.1205E 150'; N48 0214E 215.86'; S89.4541E 135'; S00.1205W 295' 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 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Stone
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,260
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	96.12	Total Misc Impr	+	7,543
Roofing Adj	+ 4.40	Garage Cost	+	13,282
Subfloor Adj	+ -1.15	Total RCN	=	174,558
Heat/Cool Adj	+ 11.47	Depreciation (7%)	-	12,219
Plumbing Adj	+ 11.17	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	162,339
Adj Base Cost	= 122.01	Lot Value	+	
Total Area	x 1,260	Indicated Value	=	162,339
Adjusted Cost	= 153,733	Value Per SqFt		128.84

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	162,339		
Lot Value			
Indicated Value	162,339	128.84	Per SqFt
Agland Value	575		
Site Improvements			
Total Value	162,914	129.30	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135668	16x4		64	24.07		1,540
PRCH	SLAB PORCH - COVERED	135669	13x12		156	23.73		3,702
PRCH	SLAB PORCH - COVERED	135671	16x6		96	23.97		2,301



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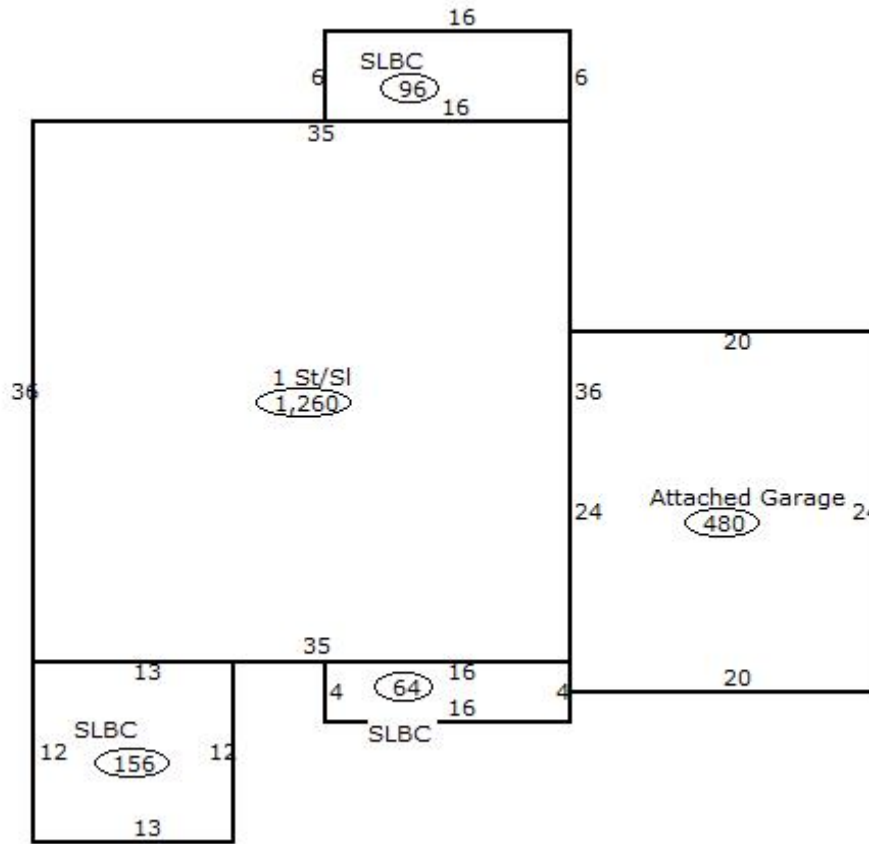
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,260	1.000	1,260
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	156	1.000	156
5	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,260		1,260



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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
VD	VERDIGRIS SILT LOAM	CLT LND	95			1.730	333	333	575	575
CLT LND Totals						1.730			575	575
Total Agland						1.730			575	575