



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:59:35  
 Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660103149 <b>Parcel ID</b> 22N16E-22-2-00000-001-0000 <b>Cadastral ID</b> 22-22-16-00510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 328752 DOWNING, TERRY L & REBECCA A  16073 S 4160 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16073 S 4160 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.02 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 16 / 2 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																									
<b>Legal Description</b> Lat/Long: 36.37855998 -95.59555456																																																																									
<b>Legal Description</b> TR DESC 2019-010326 AS COMM NW/C NW NWL S00.0212W 350 16' TO POB; S89.5001E 282N00.0212E 164.16'; S89.5001E 171'; S00 0251W 22.71'; S89.5001E 208.70 S00.0251W 450.13'; N89.5010W 653 61'; N00.0212E 208.70 N89.5010W 208.70'; N00.0212E 100					<b>Building Permits</b>																																																																				
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 Page 2

Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	219,302.00 x .33 = 72,174		
Factor Value			
Adjustments	1.0000		
Lot Value	72,174		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG\_00 12/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,000
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	290,167 145.08 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	259,624
Lot Value	72,174
Indicated Value	331,798 165.90 Per SqFt
Agland Value	
Site Improvements	82,195
Total Value	413,993 207.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.15	Total Misc Impr	+ 53,862
Roofing Adj	+ 4.66	Garage Cost	+ 0
Subfloor Adj	+ -1.03	Total RCN	= 270,442
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	- 10,818
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 259,624
Adj Base Cost	= 108.29	Lot Value	+ 72,174
Total Area	x 2,000	Indicated Value	= 331,798
Adjusted Cost	= 216,580	Value Per SqFt	165.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150473	91x15		1,365	21.36		29,156
PRCH	Slab Porch - Covered	150474	65x15		975	21.88		21,333
PATO	Slab Porch - Open	150475	10x8		80	10.86		869
SHLT	STORM SHELTER			1	1	0.00		
ODFP	Outdoor Fireplace/Firepit			1	1	2,503.91		2,504



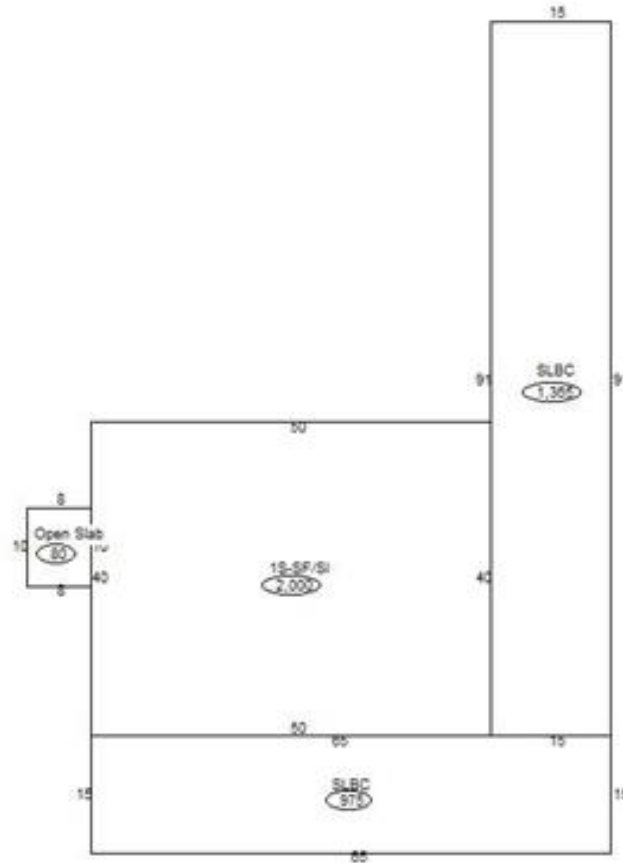
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 Page 3

Sketch Image

660103149



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,000	1.000	2,000
2	M	PRCH		20	SLBC	1,365	1.000	1,365
3	M	PRCH		20	SLBC	975	1.000	975
4	M	PATO		20	Open Slab	80	1.000	80
<b>Total Building Area</b>						<b>2,000</b>		<b>2,000</b>



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Page 4

660103149

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x40x0			2,400
	Qual	4	Cond	Year	2020	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (33.08 x 2,400)		79,392		79,392	79,392
	LT	LEAN-TO	40x24x0			960
	Qual		Cond	Year	2020	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (2.92 x 960)		2,803		2,803	2,803