



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 660103510 Parcel ID 22N17E-31-1-00000-001-0000 Cadastral ID 31-22-17-01420 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 329549 ANDERSON, AARON BRUCE & AMANDA MARIE 16717 S BIG VALLEY BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 18438 S 4200 RD Subdivision Lot/Block / Parcel Size 3.27 - Acres Sec/Twn/Rng 31 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																	
Legal Description Lat/Long: 36.34447149 -95.52620451 NORTH HALF OF THE FOLLOWING DESCRIPTION: SE SE NE LESS N 228' THEREOF.										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>R20</td> <td>R21- NEW 911 ADDRESS</td> <td>01/2020</td> <td>12/2020</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20	R21- NEW 911 ADDRESS	01/2020	12/2020																																									
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	3.221		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	140,306.00 x .41 = 56,857		
Factor Value			
Adjustments	1.0000		
Lot Value	56,857		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/18/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,686 / 3,876
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,686
Fixture/RghIn	19 /
Bed/F/H Bath	3 / 4.0 / 1.0
Basement Area	
Garage Type	940 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	594,538	153.39	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.94	Total Misc Impr	+ 38,857
Roofing Adj	+ 4.25	Garage Cost	+ 57,030
Subfloor Adj	+ -3.11	Total RCN	= 606,628
Heat/Cool Adj	+ 17.38	Depreciation (5%)	- 30,331
Plumbing Adj	+ 9.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 576,297
Adj Base Cost	= 131.77	Lot Value	+ 56,857
Total Area	x 3,876	Indicated Value	= 633,154
Adjusted Cost	= 510,741	Value Per SqFt	163.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	576,297		
Lot Value	56,857		
Indicated Value	633,154	163.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	633,154	163.35	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	148610	37x12		444	34.73		15,420
PRCH	Porch	148611	32x6		192	35.72		6,858
PATO	Patio - Open	148612	37x21		777	11.40		8,858



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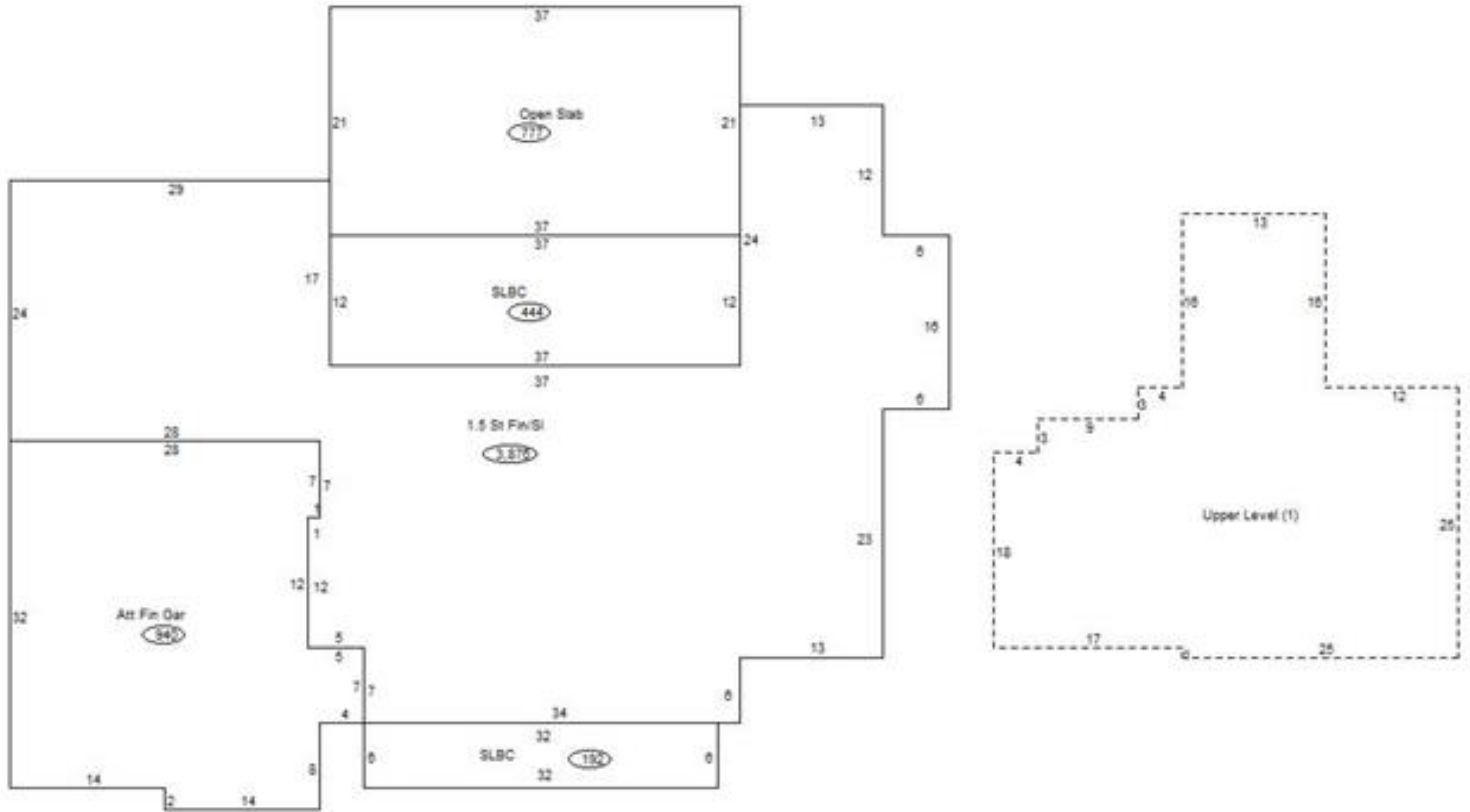
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Sketch Image

660103510



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,686	1.443	3,876
2	U	^UL		13	Upper Level (1)	1,190	1.000	1,190
3	G	5		13	Att Fin Gar	940	1.000	940
4	M	PRCH		13	SLBC	444	1.000	444
5	M	PRCH		13	SLBC	192	1.000	192
6	M	PATO		13	Open Slab	777	1.000	777
Total Building Area						2,686		3,876