



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:08:49
Page 1

Assessment Data					Primary Image																																																												
Account 660104090 Parcel ID 22N16E-22-3-00000-001-0002 Cadastral ID 22-22-16-00413 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 331171 SIMPSON, GERRIT L & JODY M 2932 W BERWICK ST CLAREMORE OK 74017-0000 Parcel Location Situs 16707 S 4162 RD Subdivision Lot/Block / Parcel Size 3.05 - Acres Sec/Twn/Rng 22 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																	
Legal Description Lat/Long: 36.36932480 -95.58955917																																																																	
Legal Description TR DESC 2020-008448 AS COMM SW/C NE SW; S89.50E 725.70' TO POB; N00.1330E 173'; N89.50W 590.71'; N24.3356E 59.40'; S89.50E 1024.08'; S00.1330W 223'; N89.50W 456' TO POB.					Building Permits																																																												
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Date 04/18/2026
 Time 10:08:50
 Page 2

Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\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	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	3,010 / 3,010
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,010
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	814 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

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	113.16	Total Misc Impr	+ 36,368
Roofing Adj	+ 6.01	Garage Cost	+ 49,385
Subfloor Adj	+ -4.37	Total RCN	= 504,986
Heat/Cool Adj	+ 17.38	Depreciation (4%)	- 20,199
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 484,787
Adj Base Cost	= 139.28	Lot Value	+ 484,787
Total Area	x 3,010	Indicated Value	= 484,787
Adjusted Cost	= 419,233	Value Per SqFt	161.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	484,787		
Lot Value			
Indicated Value	484,787	161.06	Per SqFt
Agland Value	244		
Site Improvements			
Total Value	485,031	161.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150637	36x15		540	34.41		18,581
PATO	Slab Porch - Open	150638	36x6		216	13.63		2,944
PATO	Slab Porch - Open	150639	9x5		45	15.22		685
PRCH	Slab Porch - Covered	150640	9x7		63	36.45		2,296
PATO	Slab Porch - Open	150641	9x5		45	15.22		685
PATO	Slab Porch - Open	150642	15x9		135	14.78		1,995
PATO	Slab Porch - Open	150643	16x6		96	15.22		1,461
FPR1	Fireplace - Residential 1 Story			1	1	7,721.18		7,721



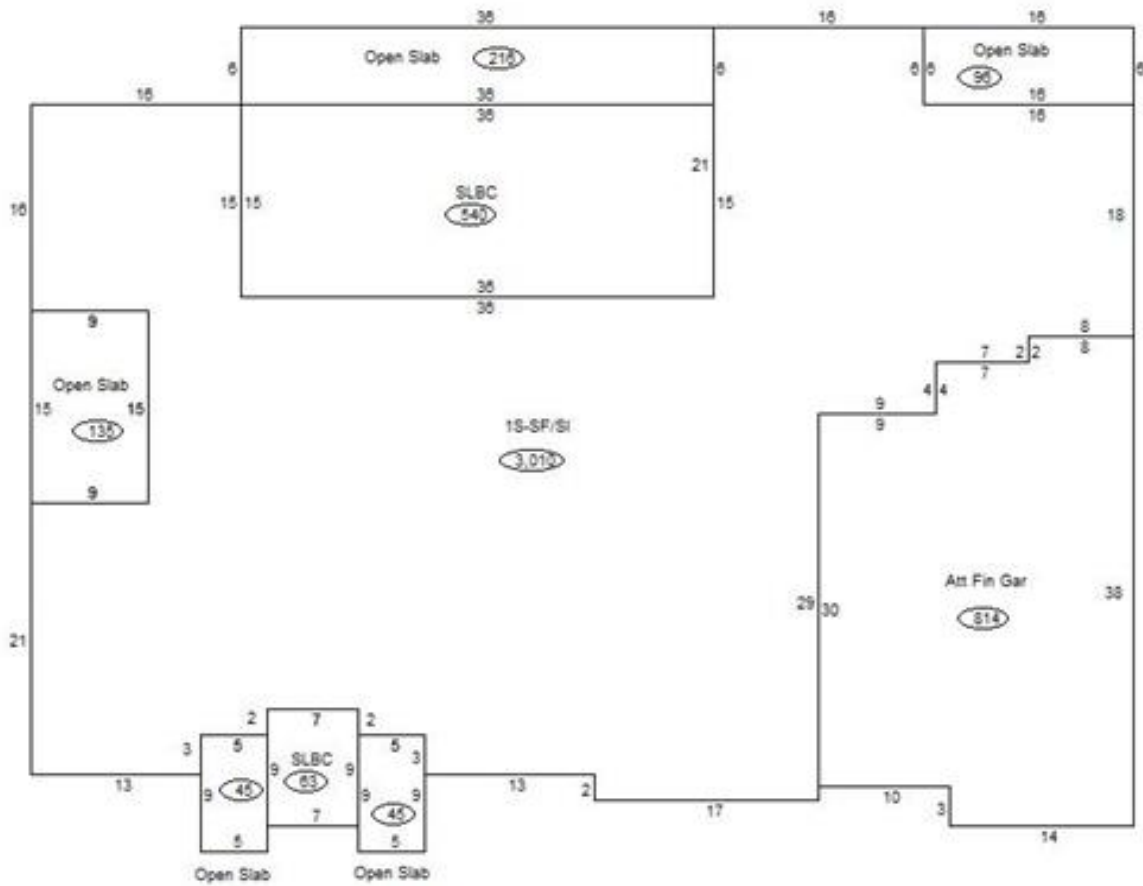
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 Time 10:08:50
 Page 3

Sketch Image

660104090



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,010	1.000	3,010
2	G	5		13	Att Fin Gar	814	1.000	814
3	M	PRCH		13	SLBC	540	1.000	540
4	M	PATO		13	Open Slab	216	1.000	216
5	M	PATO		13	Open Slab	45	1.000	45
6	M	PRCH		13	SLBC	63	1.000	63
7	M	PATO		13	Open Slab	45	1.000	45
8	M	PATO		13	Open Slab	135	1.000	135
9	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						3,010		3,010



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Time 10:08:50
Page 4

Agland Inventory

660104090

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.500	36	36	54	54
TMBR Totals						1.500			54	54
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.550	122	122	190	190
NTV PST Totals						1.550			190	190
Total Agland						3.050			244	244