



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																				
<b>Account</b> 660104982 <b>Parcel ID</b> 22N16E-13-1-00000-001-0099 <b>Cadastral ID</b> 13-22-16-03421 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 333463 TIMMONS, BRYAN & KIMBERLY  15315 S 4187 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15315 S 4187 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.83 - Acres <b>Sec/Twn/Rng</b> 13 / 22 / 16 / 1 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																									
<b>Legal Description</b> S 265' N 446' W 300' NW SE NE Lat/Long: 36.38987641 -95.54716501										<b>Building Permits</b> <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>R21</td> <td>R22- SPLIT</td> <td>02/2021</td> <td>07/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- SPLIT	02/2021	07/2021																																		
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Lot Data	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	1,736 / 1,736
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,736
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-18\IMG\_00: 11/21/2022

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	103.65	Total Misc Impr	+ 29,962				
Roofing Adj	+ 5.68	Garage Cost	+ 22,280				
Subfloor Adj	+ -2.31	Total RCN	= 275,492				
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	- 11,020				
Plumbing Adj	+ 8.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 264,472				
Adj Base Cost	= 128.60	Lot Value	+ 264,472				
Total Area	x 1,736	Indicated Value	= 264,472				
Adjusted Cost	= 223,250	Value Per SqFt	152.35				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	264,472		
Lot Value			
Indicated Value	264,472	152.35	Per SqFt
Agland Value	359		
Site Improvements	31,613		
Total Value	296,444	170.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150483	27x6		162	26.42		4,280
PRCH	Slab Porch - Covered	150484	879		879	24.49		21,527
PATO	Slab Porch - Open	150485	15x8		120	11.29		1,355
GENR	Generator - Residential Standby			1	1	2,800.00		2,800



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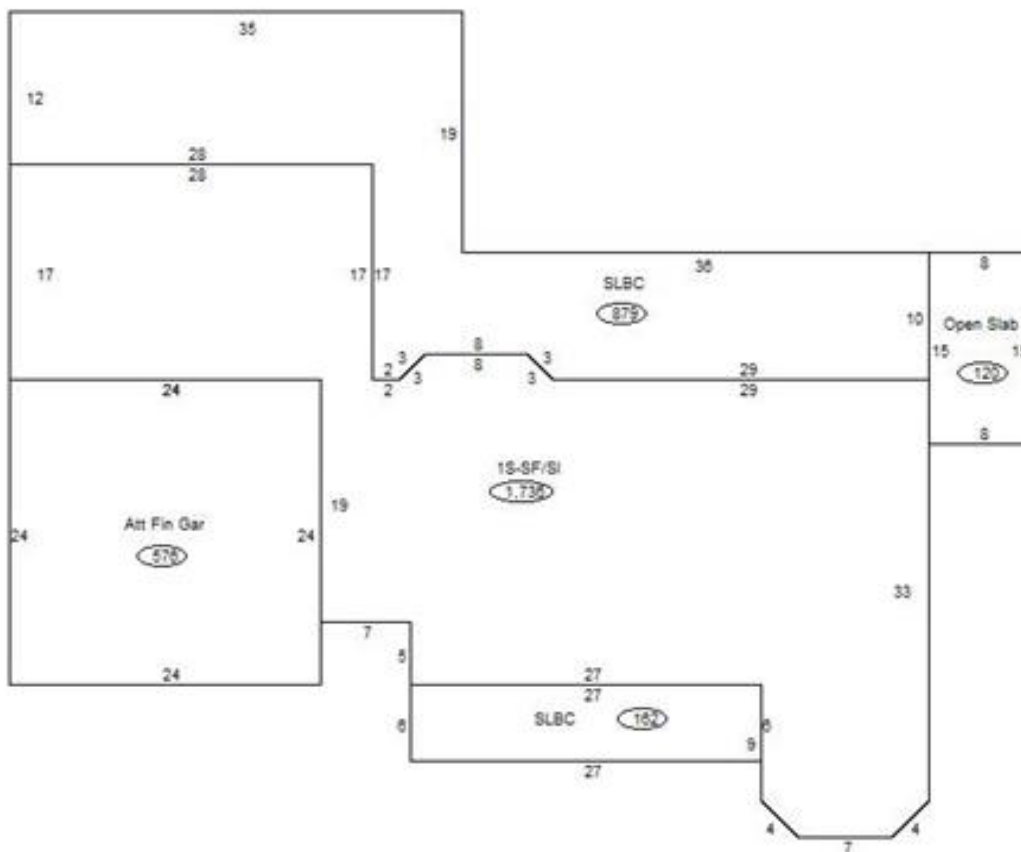
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### Sketch Image

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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	1S-SF/SI	1,736	1.000	1,736
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PRCH		13	SLBC	879	1.000	879
5	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,736		1,736



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x24x0			960
	Qual	2	Cond	Year	2021	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.93 x 960)	31,613		31,613	31,613



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.910	168	168	153	153
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.920	224	224	206	206
<b>IMP PST Totals</b>						1.830			359	359
<b>Total Agland</b>						1.830			359	359