



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 660105222 Parcel ID 23N16E-14-2-00000-001-0000 Cadastral ID 14-23-16-00510 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 334614 CRUTCHFIELD, AMANDA & HESTON 9501 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09501 S 4170 RD Subdivision Lot/Block / Parcel Size 7.41 - Acres Sec/Twn/Rng 14 / 23 / 16 / 2 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																
Legal Description Lat/Long: 36.47451390 -95.57756637 TR DESC AS BEG SW/C NW; S01.2254E 38.28'; N88.3413E 941.83'; N01 2550W 342.50'; S88.3413W 941.79'; S01.2547E 304.22' TO POB.																																																																
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,450 / 3,695
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,450
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	1,610 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	549,292		
Lot Value			
Indicated Value	549,292	148.66	Per SqFt
Agland Value	697		
Site Improvements			
Total Value	549,989	148.85	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	84.85	Total Misc Impr	+ 73,756
Roofing Adj	+ 4.14	Garage Cost	+ 89,793
Subfloor Adj	+ -2.71	Total RCN	= 560,983
Heat/Cool Adj	+ 15.98	Depreciation (3%)	- 16,829
Plumbing Adj	+ 5.31	Lump Sums	+ 5,138
Basement Adj	+ 0.00	RCNLD	= 549,292
Adj Base Cost	= 107.56	Lot Value	+ 549,292
Total Area	x 3,695	Indicated Value	= 549,292
Adjusted Cost	= 397,434	Value Per SqFt	148.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155563	15x8		120	32.10		3,852
PATO	Slab Porch - Open	155564	28x27		756	10.56		7,983
PRCH	Slab Porch - Covered	155565	28x19		532	30.59		16,274
PATO	Slab Porch - Open	155566	624		624	10.56		6,589
PRCH	Slab Porch - Covered	155567	1096		1,096	29.16		31,959
BALW	Balcony - Wood	155569	19x8		152	34.49	2%	5,138
FPR1	Fireplace - Residential 1 Story		1		1	7,098.99		7,099



Rogers

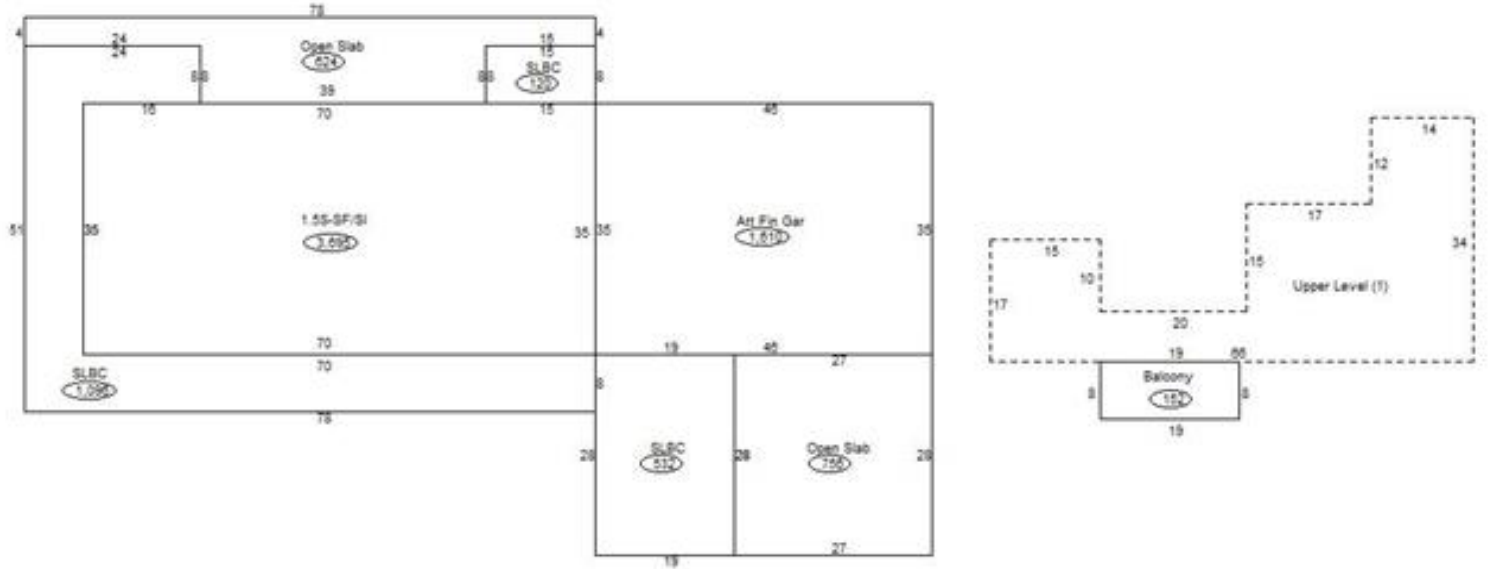
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,450	1.508	3,695
2	G	5		20	Att Fin Gar	1,610	1.000	1,610
3	M	PRCH		20	SLBC	120	1.000	120
4	M	PATO		20	Open Slab	756	1.000	756
5	M	PRCH		20	SLBC	532	1.000	532
6	M	PATO		20	Open Slab	624	1.000	624
7	M	PRCH		20	SLBC	1,096	1.000	1,096
8	U	^UL		20	Upper Level (1)	1,245	1.000	1,245
9	M	BALW		20	Balcony	152	1.000	152
Total Building Area						2,450		3,695



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.367	108	108	40	40
SO	SOGN SOILS	NTV PST	15			.962	36	36	35	35
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			3.870	161	161	622	622
W	WATER	NTV PST	0			2.211	0	0	0	0
NTV PST Totals						7.410			697	697
Total Agland						7.410			697	697