



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 660105258 Parcel ID 22N17E-18-2-00000-003-0000 Cadastral ID 18-22-17-00451 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 334776 WEHLACZ, QUINN MICHAEL 15480 S 4192 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15488 S 4192 RD Subdivision Lot/Block / Parcel Size 1.53 - Acres Sec/Twn/Rng 18 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																									
Legal Description Lat/Long: 36.38738552 -95.53934171																																																									
TR DESC 2021-008032 AS COMM SW/C NW; N88.3603E 999.53'; N01 3616W 258.74' TO POB; S79.4912E 340.43'; S01.3804E 37.72'; S33 0306W 185.06'; S88.3603W 228.04' TO POB.					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>R21482</td> <td>R23- NEW SFR 1769 SQ FT</td> <td>12/2021</td> <td>04/2024</td> <td>225,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21482	R23- NEW SFR 1769 SQ FT	12/2021	04/2024	225,000																																						
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.344		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	102,105.00 x .46 = 47,306		
Factor Value			
Adjustments	1.0000		
Lot Value	47,306		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,765 / 1,765
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,765
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	799 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	311,312	176.38	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	113.93	Total Misc Impr	+ 24,602
Roofing Adj	+ 5.52	Garage Cost	+ 37,265
Subfloor Adj	+ -3.54	Total RCN	= 305,137
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 9,154
Plumbing Adj	+ 7.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 295,983
Adj Base Cost	= 137.83	Lot Value	+ 47,306
Total Area	x 1,765	Indicated Value	= 343,289
Adjusted Cost	= 243,270	Value Per SqFt	194.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	295,983		
Lot Value	47,306		
Indicated Value	343,289	194.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	343,289	194.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155530	506		506	27.82		14,077
PRCH	Slab Porch - Covered	155531	141		141	29.04		4,095
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



Rogers

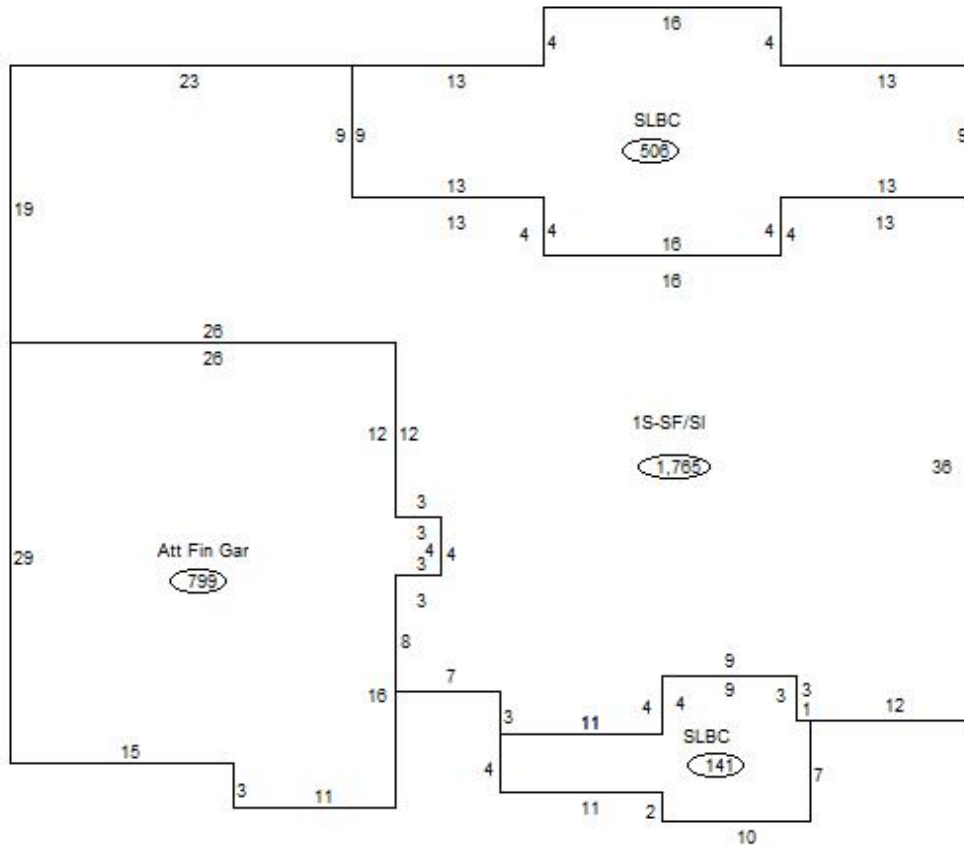
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,765	1.000	1,765
2	G	5		13	Att Fin Gar	799	1.000	799
3	M	PRCH		13	SLBC	506	1.000	506
4	M	PRCH		13	SLBC	141	1.000	141
Total Building Area						1,765		1,765