



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 660106378 Parcel ID 22N17E-31-2-00000-002-0000 Cadastral ID 31-22-17-00541 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 326797 PETERS, MICHAEL J & CHERI L 18325 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18325 S 4190 RD Subdivision Lot/Block / Parcel Size 13.18 - Acres Sec/Twn/Rng 31 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">04/18/2023</p> <p>\\tsclient\T\ROB STUFF\2023-4-18\IMG_0012.JPG 4/18/2023</p>																																																											
Legal Description Lat/Long: 36.34635943 -95.53879278 TR DESC 2021-018787 AS BEG 479.08' S OF NW/C GOVT LOT 2; N88 3907E 981.42'; N01.2905W 479.08'; N88.3907E 863.55'; S01.3803E 565 83'; S88.3907W 1846.44'; N01.2905W 86.75' TO POB.																																																																
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 1 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		<p style="text-align: right; color: orange;">04/18/2023</p> <p>\\tsclient\T\ROB STUFF\2023-4-18\IMG_0012.JPG 4/18/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	4,145 / 4,145
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,145
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	748 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

Cost Approach				Manual : 01/2025			
Base Cost	112.00	Total Misc Impr	+ 54,113				
Roofing Adj	+ 6.18	Garage Cost	+ 48,186				
Subfloor Adj	+ -4.20	Total RCN	= 677,791				
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 13,556				
Plumbing Adj	+ 6.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 664,235				
Adj Base Cost	= 138.84	Lot Value	+ 664,235				
Total Area	x 4,145	Indicated Value	= 664,235				
Adjusted Cost	= 575,492	Value Per SqFt	160.25				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	664,235		
Lot Value			
Indicated Value	664,235	160.25	Per SqFt
Agland Value	1,847		
Site Improvements	222,789		
Total Value	888,871	214.44	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156830	495		495	35.24		17,444
PRCH	Slab Porch - Covered	156831	512		512	35.19		18,017
SHLT	STORM SHELTER (AG)		1	2023	1	0.00		
FPR1	Fireplace - Residential 1 Story		1	2023	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit		1	2023	1	5,778.25		5,778
GENR	Generator - Residential Standby		1	2023	1	4,676.00		4,676



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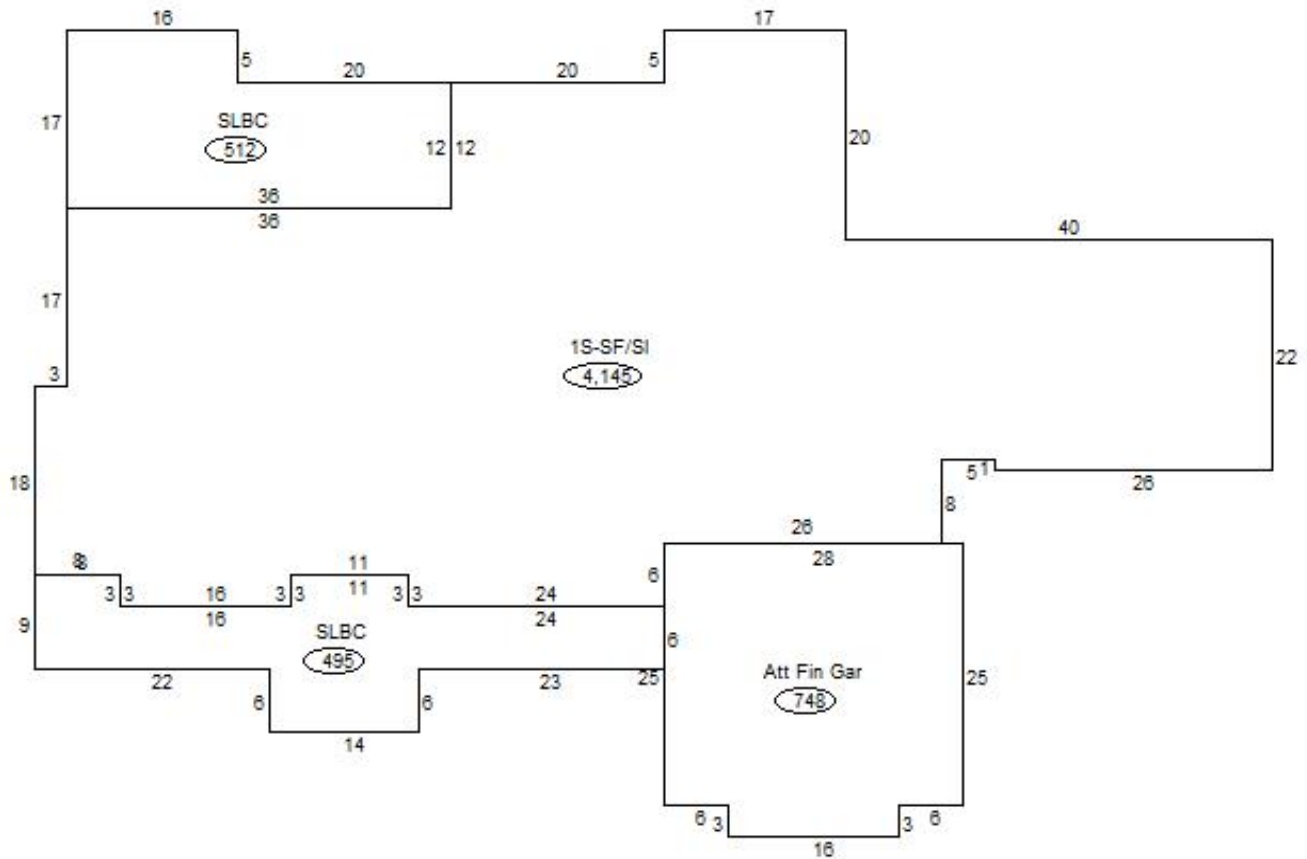
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	4,145	1.000	4,145
2	G	5		20	Att Fin Gar	748	1.000	748
3	M	PRCH		20	SLBC	495	1.000	495
4	M	PRCH		20	SLBC	512	1.000	512
Total Building Area						4,145		4,145



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		26,048
	Qual 5	Cond 4	Year 2024	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (8% Phys/ % Func)		RCNLD
Base Cost (3.80 x 26,048)		98,982		98,982	7,919	91,063
	SPLG	Swimming Pool - In Ground	40x20x0	Concrete		800
	Qual 6	Cond 6	Year 2023	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (65.97 x 800)		52,776		52,776	2,639	50,137
	UTIL	Shop Building	40x50x0		Formed Metal	2,000
	Qual 5	Cond 5	Year 2022	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (37.15 x 2,000)		74,300		74,300	2,229	72,071
	LNT0	LEAN-TO	11x50x14	Gravel	Formed Metal	550
	Qual 5	Cond 5	Year 2022	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (13.66 x 550)		7,513		7,513	902	6,611
	LOAF	Loafing Shed	36x18x10	Dirt	Formed Metal	648
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.12 x 648)		4,614		4,614	1,707	2,907



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			4.750	92	92	436	436
TMBR Totals						4.750			436	436
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			4.130	142	142	585	585
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			4.300	192	192	826	826
NTV PST Totals						8.430			1,411	1,411
Total Agland						13.180			1,847	1,847