




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 660106483 Parcel ID 22N17E-18-1-00000-001-0000 Cadastral ID 18-22-17-00720 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 343870 MICHAELS, JOHN A & VALERIE 15481 S 4195 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15481 S 4195 RD Subdivision Lot/Block / Parcel Size 2.86 - Acres Sec/Twn/Rng 18 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/5/2020</p>																																																																
Legal Description Lat/Long: 36.38754771 -95.53027185 TR DESC 2021-023080 AS COMM SW/C NE; N88.3618E 939.29' TO POB; N88.3618E 377.40'; N01.2711W 329.67'; S88.3634W 377.40'; S01 2710E 329.70' TO POB.																																																																					
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.8623		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	124,682.00 x .42 = 52,951		
Factor Value			
Adjustments	3.3687		
Lot Value	178,375		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 11/5/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	1,504 / 2,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,504
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	525 Attached Garage - Finished
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	302,526	134.10	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.74	Total Misc Impr	+	13,253			
Roofing Adj	+ 3.79	Garage Cost	+	25,914			
Subfloor Adj	+ -2.43	Total RCN	=	310,947			
Heat/Cool Adj	+ 14.47	Depreciation (19%)	-	59,080			
Plumbing Adj	+ 9.90	Lump Sums	+	8,413			
Basement Adj	+ 0.00	RCNLD	=	260,280			
Adj Base Cost	= 120.47	Lot Value	+	178,375			
Total Area	x 2,256	Indicated Value	=	438,655			
Adjusted Cost	= 271,780	Value Per SqFt		194.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,280		
Lot Value	178,375		
Indicated Value	438,655	194.44	Per SqFt
Agland Value			
Site Improvements	8,181		
Total Value	446,836	198.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	41075		238	238	28.67		6,823
WODO	Wood Deck - Open	194094		440	440	19.12		8,413



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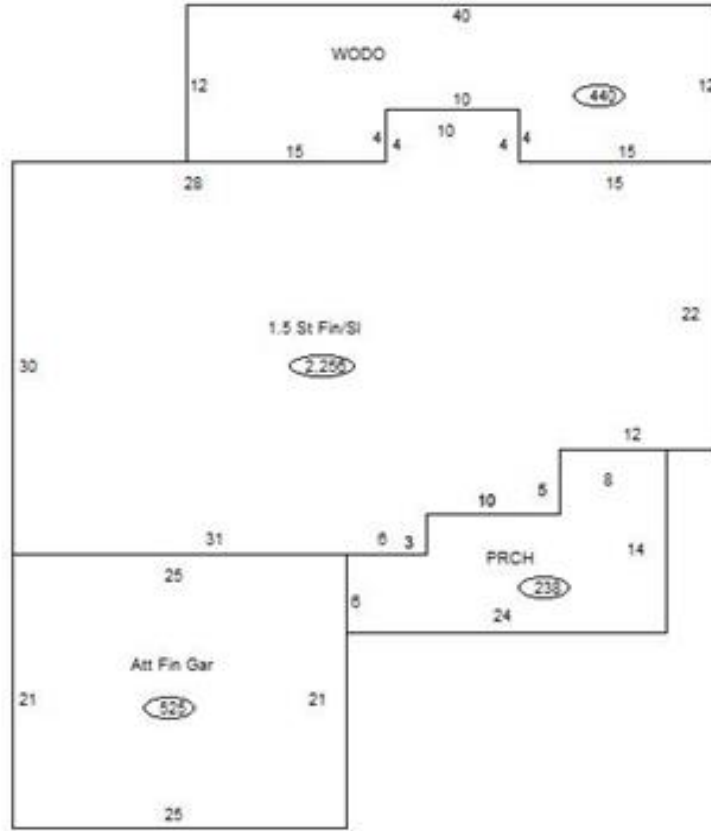
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,504	1.500	2,256
2	G	5		13	Att Fin Gar	525	1.000	525
3	M	PRCH		13	PRCH	238	1.000	238
4	M	WODO		13	WODO	440	1.000	440
Total Building Area						1,504		2,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (22.15 x 288)		6,379	6,379	2,360	4,019
	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (26.61 x 128)		3,406	3,406	1,260	2,146
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (25.93 x 144)		3,734	3,734	1,718	2,016