



# 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> 660107018 <b>Parcel ID</b> 22N17E-06-4-00000-001-0000 <b>Cadastral ID</b> 06-22-17-00850 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 341129 BEASLEY INVESTMENT GROUP LLC  PO BOX 562 ADAIR OK 74330-0000  <b>Parcel Location</b> <b>Situs</b> 16225 E 420 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 6 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS				<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/30/2020</p>																																																		
<b>Legal Description</b> Lat/Long: 36.40925750 -95.53567243 TR DESC 2022-011089 AS COMM SE/C SE SW; N89.4129W 347' TO POB; N01.1920E 257.79'; N89.4129W 169'; S01.1920W 257.79'; S89 4129E 169' TO POB.										<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>R25 331</td> <td>NEW DTCH ACC BLDG 25X50</td> <td>09/2025</td> <td>02/2026</td> <td>30,000</td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>08/2022</td> <td>08/2022</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R25 331	NEW DTCH ACC BLDG 25X50	09/2025	02/2026	30,000	S22	S23 SPLIT	08/2022	08/2022																									
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.0157		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,243.00 x .55 = 24,265		
Factor Value			
Adjustments	1.2157		
Lot Value	29,499		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/30/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,344
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	272,015	202.39	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	108.95	Total Misc Impr	+ 6,435				
Roofing Adj	+ 5.47	Garage Cost	+ 20,524				
Subfloor Adj	+ -3.56	Total RCN	= 213,157				
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 17,053				
Plumbing Adj	+ 13.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 196,104				
Adj Base Cost	= 138.54	Lot Value	+ 29,499				
Total Area	x 1,344	Indicated Value	= 225,603				
Adjusted Cost	= 186,198	Value Per SqFt	167.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,104		
Lot Value	29,499		
Indicated Value	225,603	167.86	Per SqFt
Agland Value			
Site Improvements	38,750		
Total Value	264,353	196.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	124013	20x12		240	19.48		4,675
PRCH	SLAB PORCH - COVERED	124014	10x6		60	29.34		1,760



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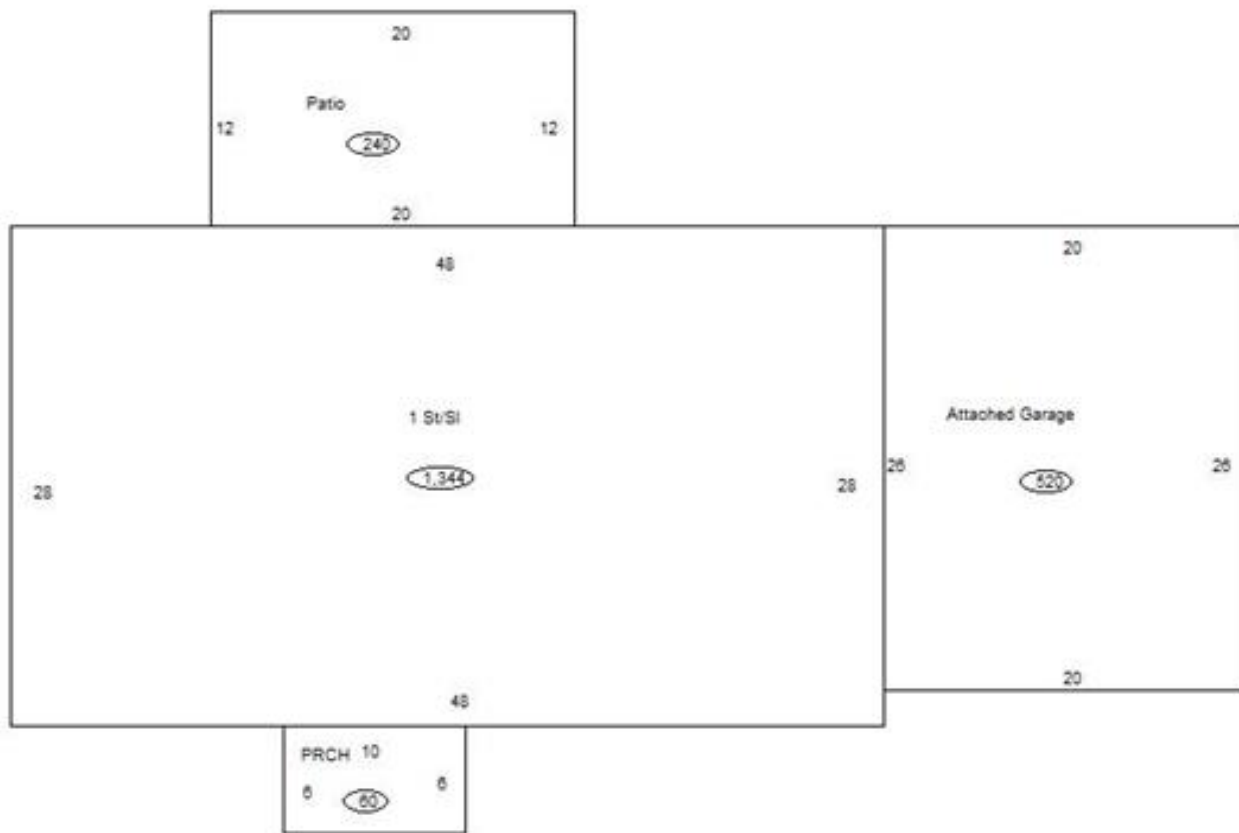
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,344	1.000	1,344
2	G	1		10	Attached Garage	520	1.000	520
3	M	PATC		10	Patio	240	1.000	240
4	M	PRCH		10	PRCH	60	1.000	60
<b>Total Building Area</b>						1,344		1,344



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	25x50x14	Concrete	Composition Shingle	1,250
	Qual 3	Cond 3	Year 2026	Eff Age 0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.00 x 1,250)	38,750	38,750		38,750