



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:55:51
 Page 1

Assessment Data					Primary Image																																																											
Account 660107188 Parcel ID 22N17E-21-3-00000-003-0000 Cadastral ID 21-22-17-00761 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 339373 SULLIVAN, HEATHER & BRITTANY RENE BENCE 16568 S BIG VALLEY BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 16598 S BIG VALLEY BLVD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 21 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-4-18\IMG_0007.JPG 4/26/2023</p>																																																											
Legal Description Lat/Long: 36.37131031 -95.49877405 TR DESC 2022-013006 AS COMM NE/ E2 SW; S01.4643E 374.92' TO POB; S01.4643E 168.85'; S88.3507W 258'; N01.4643W 168.85'; N88 3507E 258' TO POB																																																																
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R22 459</td> <td>R23 NEW MANUFACTURED HOME 32)</td> <td>11/2022</td> <td>04/2023</td> <td>20,000</td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>08/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 459	R23 NEW MANUFACTURED HOME 32)	11/2022	04/2023	20,000	S22	S23 SPLIT	08/2022	09/2022																															
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Date 04/18/2026
 Time 10:55:51
 Page 2

Lot Data		Primary Image						
Lot Size	-							
Lot Count	-							
Units Buildable	-							
Non-Ag Acres	-							
Topography	-							
Street Access	-							
Utilities	-							
Amenities	LAND QUALITY							
Method	-							
Base Lot Value	-							
Factor Value	-	GRM Approach						
Adjustments	-	GRM Code						
Lot Value	-	Gross Rent	0.00					
Residential Data		Indicated Value						
Type	-	Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adjusted R						
Architecture	-	Indicated Value						
Style	-	Direct Comparables						
Exterior Wall	-	Selection Model	1 Res					
Base/Total Area	/	Adjustment Model	A2 AO Test					
Style	-	Comparables						
HVAC	-	Indicated Value						
Roof Cover	-	Value Reconciliation						
Area on Slab	-	Selected Approach	Cost Approach					
Fixture/RghIn	/	Improvements						
Bed/F/H Bath	//	Lot Value						
Basement Area	-	Indicated Value	0.00 Per SqFt					
Garage Type	-	Agland Value	192					
Remodel	-	Site Improvements						
Year/Eff Age	/	Total Value	192 0.00 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Page 3

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Factor Value		\\tsclient\T\ROB STUFF\2023-4-18\IMG_0007.JPG 4/26/2023						
Adjustments		GRM Approach						
Lot Value		GRM Code						
Residential Data		Gross Rent 0.00						
Type	6 Mobile Home 66 x 32	Indicated Value						
Condition	5 - Very Good	Multiple Regression						
Quality	6 - Excellent	MRA Code						
Architecture		Adusted R						
Style	100% Double Wide	Indicated Value						
Exterior Wall	100% Frame, Plywood or Hardboard	Direct Comparables						
Base/Total Area	1,921 / 1,921	Selection Model 1 Res						
Style	100% Double Wide	Adjustment Model A2 AO Test						
HVAC	100% Warmed & Cooled Air	Comparables						
Roof Cover	1 Composition Shingle	Indicated Value						
Area on Slab	0	Value Reconciliation						
Fixture/RghIn	/	Selected Approach Cost Approach						
Bed/F/H Bath	/ /	Improvements 216,600						
Basement Area		Lot Value						
Garage Type		Indicated Value 216,600 112.75 Per SqFt						
Remodel		Agland Value						
Year/Eff Age	2023 / 1	Site Improvements						
Cost Approach		Total Value 216,600 112.75 Total Value Per SqFt						
Manual : 01/2025								
Base Cost	80.75	Total Misc Impr	+ 0					
Roofing Adj	+ 4.66	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 212,655					
Heat/Cool Adj	+ 4.20	Depreciation (4%)	- 8,506					
Plumbing Adj	+ 21.09	Lump Sums	+ 12,451					
Basement Adj	+ 0.00	RCNLD	= 216,600					
Adj Base Cost	= 110.70	Lot Value	+ 0					
Total Area	x 1,921	Indicated Value	= 216,600					
Adjusted Cost	= 212,655	Value Per SqFt	112.75					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	157480	211		211	59.01		12,451



Rogers

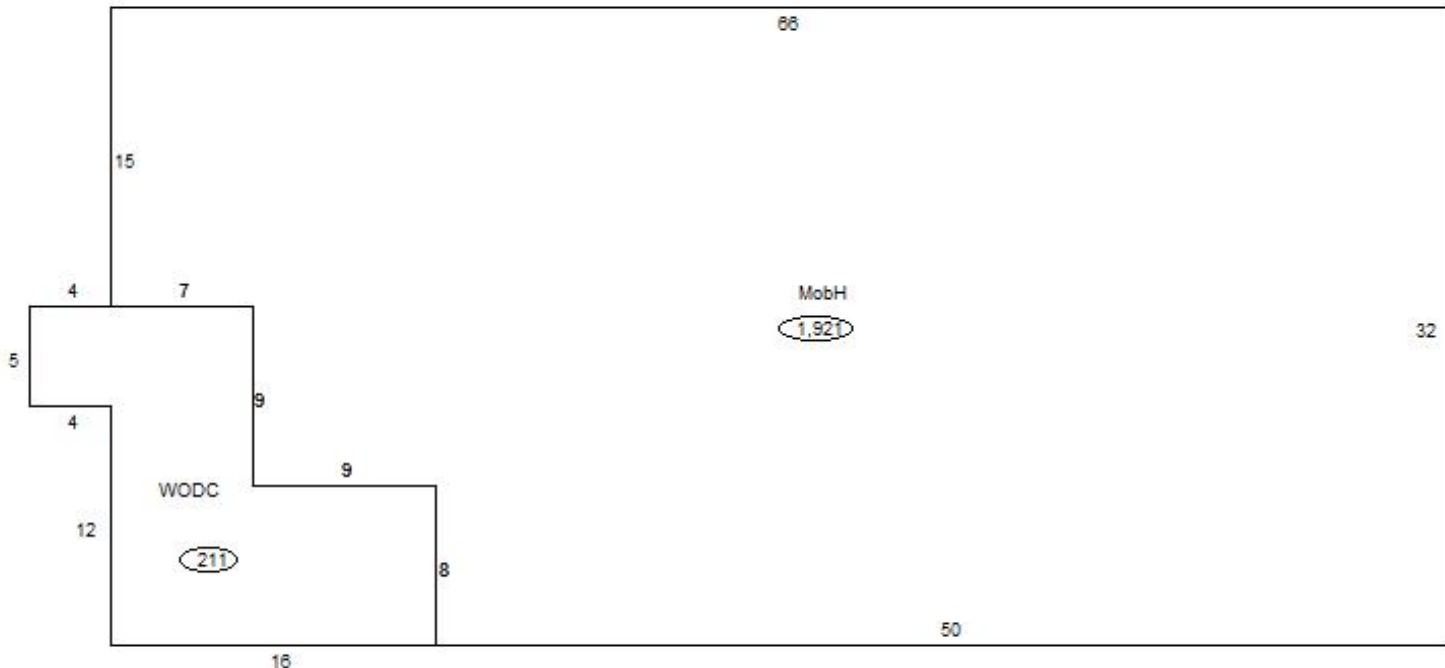
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 Page 4

Sketch Image

660107188



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	MobH	1,921	1.000	1,921
2	M	WODC		10	WODC	211	1.000	211
Total Building Area						1,921		1,921



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Page 5

Agland Inventory

660107188

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.000	192	192	192	192
NTV PST Totals						1.000			192	192
Total Agland						1.000			192	192