



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:02:50
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Assessment Data				Primary Image																																																		
Account	660107672																																																					
Parcel ID	22N17E-06-4-00000-002-0000																																																					
Cadastral ID	06-22-17-00860																																																					
Property Type	REAL - Real Property																																																					
Property Class	RR	VI Area	2																																																			
Tax Area	70 - FOYIL RURAL/FOYIL FIRE																																																					
Name ID	344009																																																					
BEASLEY INVESTMENT GROUP LLC																																																						
PO BOX 562 ADAIR OK 74330-0000																																																						
Parcel Location																																																						
Situs	16331 E 420 RD																																																					
Subdivision																																																						
Lot/Block	/	Parcel Size	1 - Acres																																																			
Sec/Twn/Rng	6 / 22 / 17 / 4																																																					
Neighborhood	4070 - FOYIL SEQUOYAH AREA																																																					
School District	S007 - FOYIL SCHOOLS																																																					
Legal Description				<p>Lat/Long: 36.40927294 -95.53626871</p> <p>Building Permits</p> <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>S22</td> <td>S23 SPLIT</td> <td>01/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	S22	S23 SPLIT	01/2023	12/2023																																				
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<p>TR DESC 2022-020081 AS COMM SE/C SE SW; N89.4129W 516.70' TO POB; N89.4129W 169'; N01.1920E 257.79'; S89.4129E 169'; S01.1920W 257.79' TO POB.</p>				<p>Sale History</p> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>WARD, KEMP & KIMBERLY J</td> <td>04/25/2024</td> <td>107,000</td> <td>WG</td> </tr> <tr> <td>/</td> <td>ROSS, TRAVIS</td> <td>12/14/2022</td> <td>22,500</td> <td>YES</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	WARD, KEMP & KIMBERLY J	04/25/2024	107,000	WG	/	ROSS, TRAVIS	12/14/2022	22,500	YES																														
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1.0086							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	43,936.00 x .55 = 24,127							
Factor Value								
Adjustments	3.3376							
Lot Value	80,527							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	80,527			
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	80,527				
Total Area	x	Indicated Value	=	80,527				
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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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\A\TOMMY DUNLAP\New folder (254)\IMG_0001.JPG 8/29/2023

Residential Data	
Type	6 Mobile Home 76 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

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	

Cost Approach				Manual : 01/2025	
Base Cost	34.88	Total Misc Impr	+		0
Roofing Adj	+ 2.72	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		60,691
Heat/Cool Adj	+ 3.56	Depreciation (53%)	-		32,166
Plumbing Adj	+ 8.75	Lump Sums	+		6,180
Basement Adj	+ 0.00	RCNLD	=		34,705
Adj Base Cost	= 49.91	Lot Value	+		
Total Area	x 1,216	Indicated Value	=		34,705
Adjusted Cost	= 60,691	Value Per SqFt			28.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,705		
Lot Value			
Indicated Value	34,705	28.54	Per SqFt
Agland Value			
Site Improvements	11,605		
Total Value	46,310	38.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	157951	12x10		120	45.63	35%	3,559
WODO	Wood Deck - Open	164117	16x6		96	27.30		2,621



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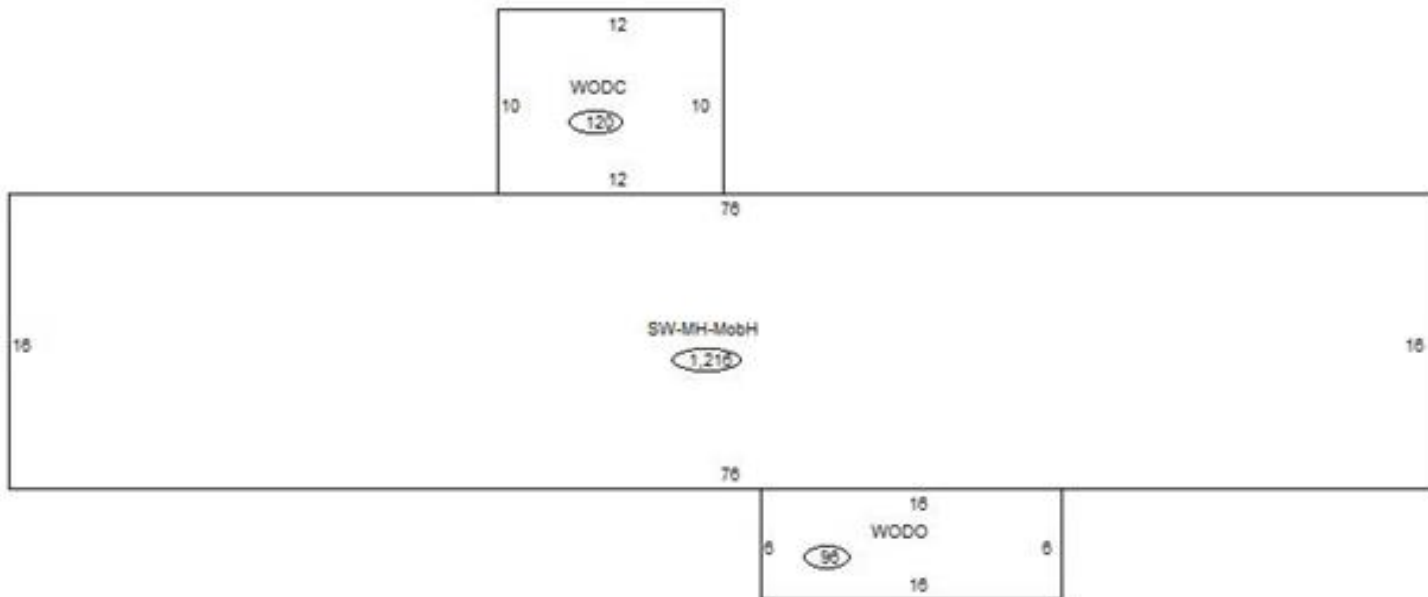
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	SW-MH-MobH	1,216	1.000	1,216
2	M	WODC		10	WODC	120	1.000	120
3	M	WODO		10	WODO	96	1.000	96
Total Building Area						1,216		1,216



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x20x8	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (29.91 x 400)	11,964	11,964	359	11,605