



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 660107752 Parcel ID 22N16E-15-3-00000-001-0000 Cadastral ID 15-22-16-01120 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 340539 WINKLER, CHRISTOPHER KEITH & AUBRAE CHRISTINA 15735 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15735 S 4160 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (306)\IMG_0017.JPG 11/30/2023</p>																																												
Legal Description Lat/Long: 36.38247495 -95.59583273																																																	
NW SW SW					Building Permits																																												
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,832 / 3,160
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,832
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,085 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	95.52	Total Misc Impr	+ 28,912				
Roofing Adj	+ 4.25	Garage Cost	+ 65,827				
Subfloor Adj	+ -2.61	Total RCN	= 481,681				
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 4,817				
Plumbing Adj	+ 7.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 476,864				
Adj Base Cost	= 122.45	Lot Value	+ 476,864				
Total Area	x 3,160	Indicated Value	= 476,864				
Adjusted Cost	= 386,942	Value Per SqFt	150.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	476,864		
Lot Value			
Indicated Value	476,864	150.91	Per SqFt
Agland Value	450		
Site Improvements			
Total Value	477,314	151.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194682	35x14		490	34.59		16,949
FPR1	Fireplace - Residential 1 Story			1 2025	1	7,721.18		7,721
GENR	Generator - Residential Standby			1 2025	1	4,242.00		4,242



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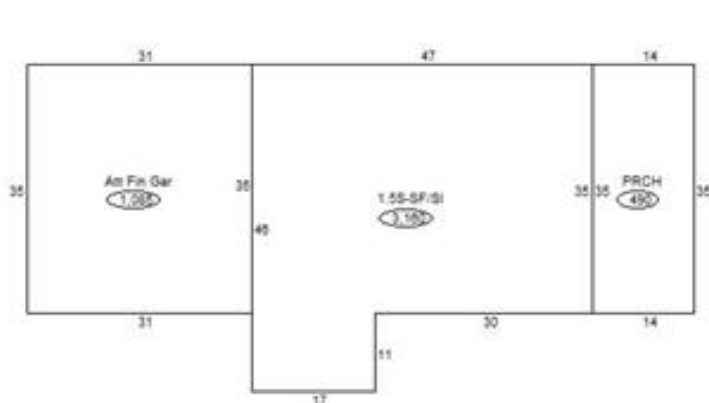
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,832	1.725	3,160
2	U	^UL		20	Upper Level (1)	1,328	1.000	1,328
3	G	5		20	Att Fin Gar	1,085	1.000	1,085
4	M	PRCH		20	PRCH	490	1.000	490
Total Building Area						1,832		3,160



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			6.683	36	36	241	241
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			3.317	63	63	209	209
TMBR Totals						10.000			450	450
Total Agland						10.000			450	450