



# 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> 660107881 <b>Parcel ID</b> 22N17E-33-1-00000-001-0000 <b>Cadastral ID</b> 33-22-17-01510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 341178 WEBSTER, BENJAMIN A  13702 E 500 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18212 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.82 - Acres <b>Sec/Twn/Rng</b> 33 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS				<p>660107881_001.JPG 4/9/2025</p>																																																
<b>Legal Description</b> Lat/Long: 36.34633145 -95.49930475 TR DESC 2024-002067 AS THE NE SE NW & TR BEG SW/C SE NE NW; N01.2952W 42.44' TO S LN OAK RIDGE EST SUB; N86.2031E 331.57' ALONG SD S L LN; N87.0016E 328.05' ALONG SD S LN TO PT E LN SE NE NW; S01.2310E 65.24' TO SE/C SE NE NW; S88.3908W 659.15' TO POB.																																																				
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	6	0					
Method	Square-Foot							
Base Lot Value	471,300.00 x .30 = 139,605							
Factor Value	-19,506							
Adjustments	1.0000							
Lot Value	120,099							
<b>Residential Data</b>				660107881_001.JPG 4/9/2025				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
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				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	120,099			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value	120,099 0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements	46,050			
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	166,149 0.00 Total Value Per SqFt			
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	+ 120,099					
Total Area	x	Indicated Value	= 120,099					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x16	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year	2025	Eff Age 1
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.01 x 1,500)	46,515	46,515	465	46,050