



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 660108400 Parcel ID 23N17E-34-3-00000-001-0000 Cadastral ID 34-23-17-01010 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 342409 BOYETTE, TYLER JAMES & GILLIAN RENEE 12721 S 4220 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12721 S 4220 RD Subdivision Lot/Block / Parcel Size 8.76 - Acres Sec/Twn/Rng 34 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS				<p>660108400_001.JPG 10/30/2024</p>																																																		
Legal Description Lat/Long: 36.42738819 -95.48704461																																																						
TR DESC 2023-010607 AS BEG NW/C S2 S2 NW SW; N88.2525E 1319 26'; S01.5514E 330.52'; S88.2452W 989.27'; N01.5658W 165.34'; S88 2508W 329.79'; N01.5733W 165.37' TO POB.				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>R24 048</td> <td>R25 NEW SFR 1692 SQ FT</td> <td>02/2024</td> <td>10/2024</td> <td>270,950</td> </tr> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>08/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R24 048	R25 NEW SFR 1692 SQ FT	02/2024	10/2024	270,950	S23	S24 SPLIT	08/2023	12/2023																															
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	8.8852		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	387,039.00 x .31 = 118,540		
Factor Value			
Adjustments	1.0000		
Lot Value	118,540		



Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	800 / 1,536
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	800
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,600 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	81.77	Total Misc Impr	+	14,349
Roofing Adj	+ 3.09	Garage Cost	+	51,456
Subfloor Adj	+ -0.68	Total RCN	=	223,168
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	4,463
Plumbing Adj	+ 6.80	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	218,705
Adj Base Cost	= 102.45	Lot Value	+	118,540
Total Area	x 1,536	Indicated Value	=	337,245
Adjusted Cost	= 157,363	Value Per SqFt		219.56

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	218,705		
Lot Value	118,540		
Indicated Value	337,245	219.56	Per SqFt
Agland Value			
Site Improvements	1,402		
Total Value	338,647	220.47	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161446	640		640	22.42		14,349



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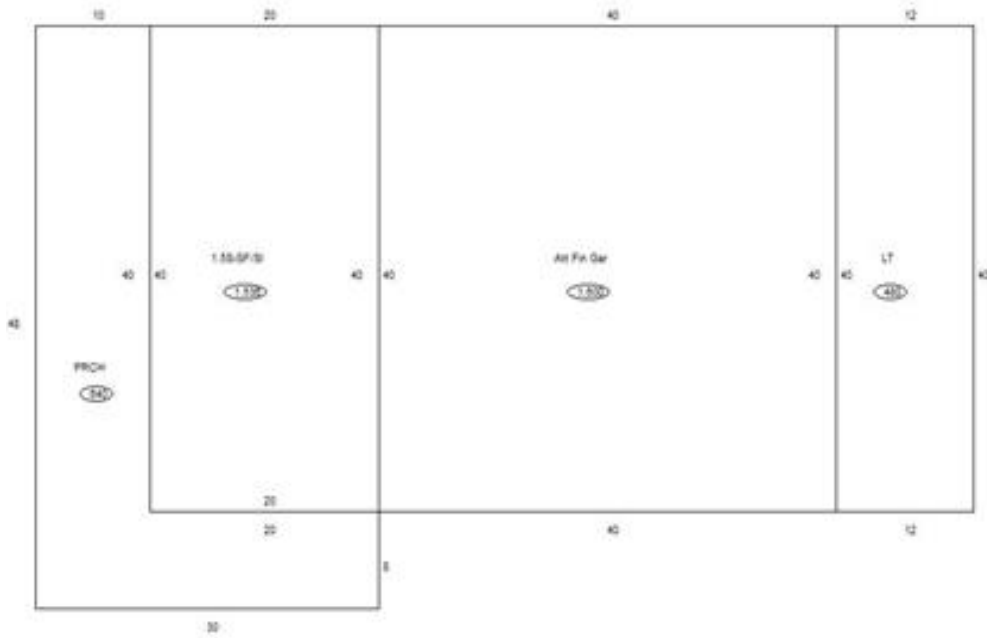
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	800	1.920	1,536
2	U	^UL		10	Upper Level (1)	736	1.000	736
3	G	5		10	Att Fin Gar	1,600	1.000	1,600
4	M	PRCH		10	PRCH	640	1.000	640
5	O	LT		10	LT	480	1.000	480
Total Building Area						800		1,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT 0		0x0x0			480
	Qual 0	Cond 0	Year 0	Eff Age 0		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (2.92 x 480)	1,402		1,402	1,402