



# 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> 660108416 <b>Parcel ID</b> 23N17E-34-3-00000-002-0000 <b>Cadastral ID</b> 34-23-17-03810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 342510 BEATY, JEFFREY & AMY  19113 E 410 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19113 E 410 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.49 - Acres <b>Sec/Twn/Rng</b> 34 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-30\IMG_002\ 12/7/2020</p>														
<b>Legal Description</b> Lat/Long: 36.42355741 -95.48620447										<b>Building Permits</b>									
TR DESC 2023-011253 AS COMM SE/C SE SW SW; S89.5717W 190' TO POB; S89.5717W 314.50'; N01.3551W 194.50'; N87.3211E 329'; S02 2442W 208.50' TO POB.					<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>S23</td> <td>S24 SPLIT</td> <td>09/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	09/2023	12/2023	
					Number	Description	Opened	Closed	Amount										
S23	S24 SPLIT	09/2023	12/2023																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	CONGER, RONALD L	08/17/2023	375,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	101.660	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	33,585	33,585	11%	3,694	<b>Assessed</b>	42,001 4,269.82										
<b>Year Frozen</b>			<b>Improvements</b>	401,019	348,247		38,307	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000 -89.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	434,604	381,832		42,001	<b>Total Taxable</b>	41,001 4,181.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660108416	BEATY, JEFFREY & AMY			70	370,711	1000	39,778	4,057.00										
2024	2024-660108416	BEATY, JEFFREY & AMY			70	380,028	1000	40,803	4,267.00										
2023	2023-660108416	BEATY, JEFFREY & AMY			70	343,992	0	35,370	3,688.00										



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.4911		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	64,953.00 x .52 =	33,585	
Factor Value			
Adjustments	1.0000		
Lot Value	33,585		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,738 / 3,074
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,738
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	424,791 138.19 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	290,968
Lot Value	33,585
Indicated Value	324,553 105.58 Per SqFt
Agland Value	
Site Improvements	110,051
Total Value	434,604 141.38 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.31	Total Misc Impr	+ 10,173
Roofing Adj	+ 3.77	Garage Cost	+ 18,817
Subfloor Adj	+ -1.78	Total RCN	= 368,021
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	- 84,645
Plumbing Adj	+ 6.35	Lump Sums	+ 7,592
Basement Adj	+ 0.00	RCNLD	= 290,968
Adj Base Cost	= 110.29	Lot Value	+ 33,585
Total Area	x 3,074	Indicated Value	= 324,553
Adjusted Cost	= 339,031	Value Per SqFt	105.58

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71434	22x18		396	25.69		10,173
WODO	WOOD DECK - OPEN	71435	1000		1,000	16.87	55%	7,592



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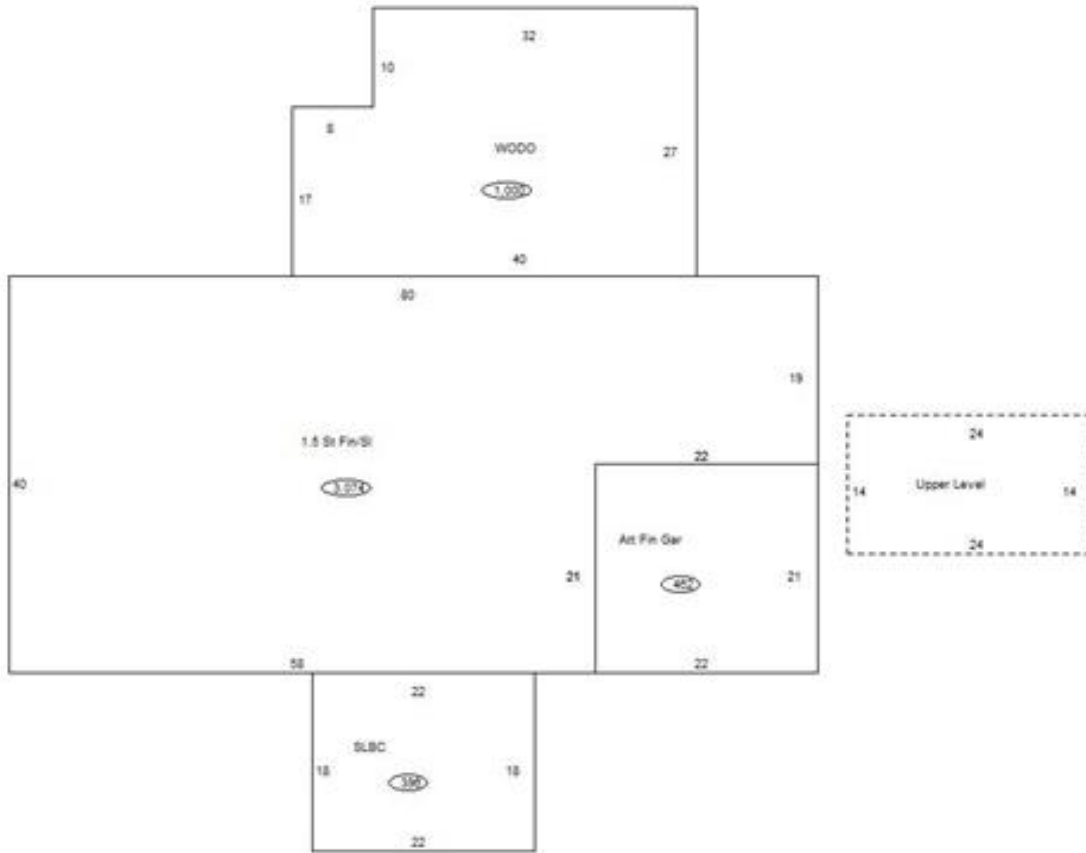
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,738	1.123	3,074
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	396	1.000	396
4	M	WODO		13	WODO	1,000	1.000	1,000
5	U	^UL		13	Upper Level	336	1.000	336
<b>Total Building Area</b>						<b>2,738</b>		<b>3,074</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			512
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 512)		5,366		5,366	2,415	2,951
	BARN	BARN	0x0x0			378
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 378)		3,961		3,961	1,782	2,179
	UTIL	SHOP BUILDING	0x0x0			4,932
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.00 x 4,932)		118,368		118,368	29,592	88,776
	STF	STG FAIR	0x0x0			120
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 120)		562		562	141	421
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2,950.00 x 1)		2,950		2,950		2,950
	BARN	BARN	30x38x0			1,140
	Qual 3	Cond 3	Year	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (12.10 x 1,140)		13,794		13,794	1,379	12,415
	STF	STG FAIR	8x12x0			96
	Qual 2	Cond 3	Year	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 96)		449		449	90	359