



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 660108532 Parcel ID 22N16E-36-4-00000-002-0000 Cadastral ID 36-22-16-01320 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 344755 RUFF, TROY L & DEBORAH J 15663 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 15663 E 470 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 36 / 22 / 16 / 4 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660108532 10/01/24</p> <p>660108532_001.JPG 10/4/2024</p>																																																																
Legal Description Lat/Long: 36.33728348 -95.54787901 TR DESC 2023-013304 AS COMM SW/C SE SW SE; N88.3341E 495.26'; N01.2725W 659.17'; N88.3141E 165.05'; S01.2737E 659.27'; S88.3341W 165.09' TO POB.																																																																					
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Lot Data		Square-Foot - NBHD 2216 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	108,900.00 x .52 = 56,628		
Factor Value			
Adjustments	1.7635		
Lot Value	99,866		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	98% Veneer, Masonry 2% Veneer, Stone
Base/Total Area	1,990 / 1,990
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,990
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	814 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Cost Approach		Manual : 01/2025	
Base Cost	107.72	Total Misc Impr	+ 3,728
Roofing Adj	+ 4.70	Garage Cost	+ 30,395
Subfloor Adj	+ -2.19	Total RCN	= 290,137
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,803
Plumbing Adj	+ 5.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 284,334
Adj Base Cost	= 128.65	Lot Value	+ 99,866
Total Area	x 1,990	Indicated Value	= 384,200
Adjusted Cost	= 256,014	Value Per SqFt	193.07

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	284,334		
Lot Value	99,866		
Indicated Value	384,200	193.07	Per SqFt
Agland Value			
Site Improvements	36,852		
Total Value	421,052	211.58	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161359	18x8		144	19.37		2,789
PRCH	Porch	161360	7x5		35	26.82		939



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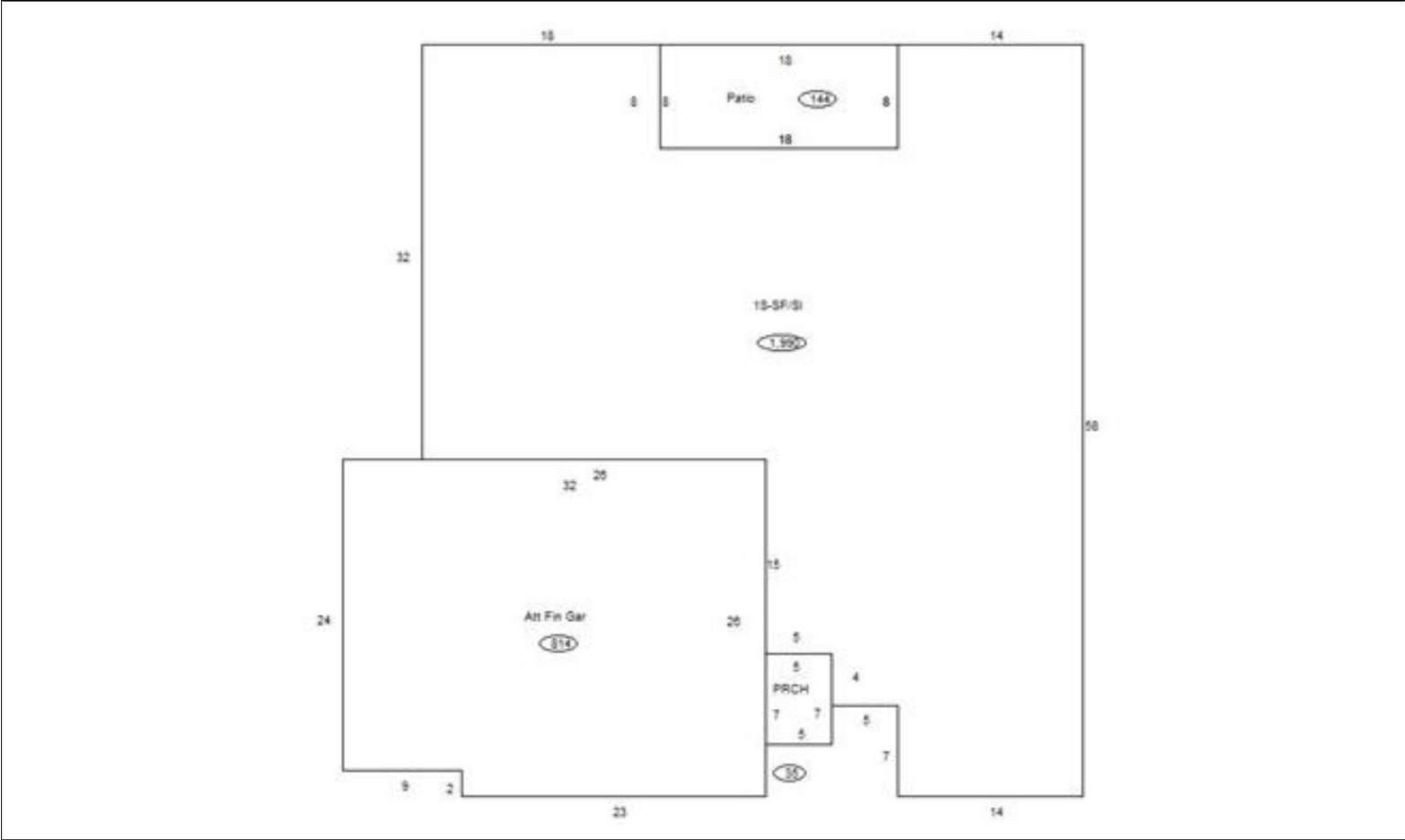
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,990	1.000	1,990
2	G	5		10	Att Fin Gar	814	1.000	814
3	M	PATC		10	Patio	144	1.000	144
4	M	PRCH		10	PRCH	35	1.000	35
Total Building Area						1,990		1,990



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x14	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year	2024	Eff Age 2
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (31.66 x 1,200)	37,992	37,992	1,140	36,852