



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 660108643 Parcel ID 22N17E-30-4-00000-002-0000 Cadastral ID 30-22-17-01710 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 343292 KIRBY, BLAKE & BRITTANY 16905 E 458 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16905 E 458 RD Subdivision Lot/Block / Parcel Size 5.61 - Acres Sec/Twn/Rng 30 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																						
Legal Description Lat/Long: 36.35310069 -95.52638991																																																						
Legal Description TR DESC 2023-015823 AS E 729' S 335' N2 SE SE.					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>S23</td> <td>S24 SPLIT</td> <td>12/2023</td> <td>09/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	12/2023	09/2024																																				
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	5.6314		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	245,303.00 x .34 = 83,106		
Factor Value			
Adjustments	1.1883		
Lot Value	98,755		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/7/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 2,100
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 100% Individual Heat
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	2,250 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	375,505 178.81 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	233,530
Lot Value	98,755
Indicated Value	332,285 158.23 Per SqFt
Agland Value	
Site Improvements	
Total Value	332,285 158.23 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	71.38	Total Misc Impr	+ 0
Roofing Adj	+ 3.17	Garage Cost	+ 61,515
Subfloor Adj	+ 0.00	Total RCN	= 256,626
Heat/Cool Adj	+ 15.97	Depreciation (9%)	- 23,096
Plumbing Adj	+ 2.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 233,530
Adj Base Cost	= 92.91	Lot Value	+ 98,755
Total Area	x 2,100	Indicated Value	= 332,285
Adjusted Cost	= 195,111	Value Per SqFt	158.23

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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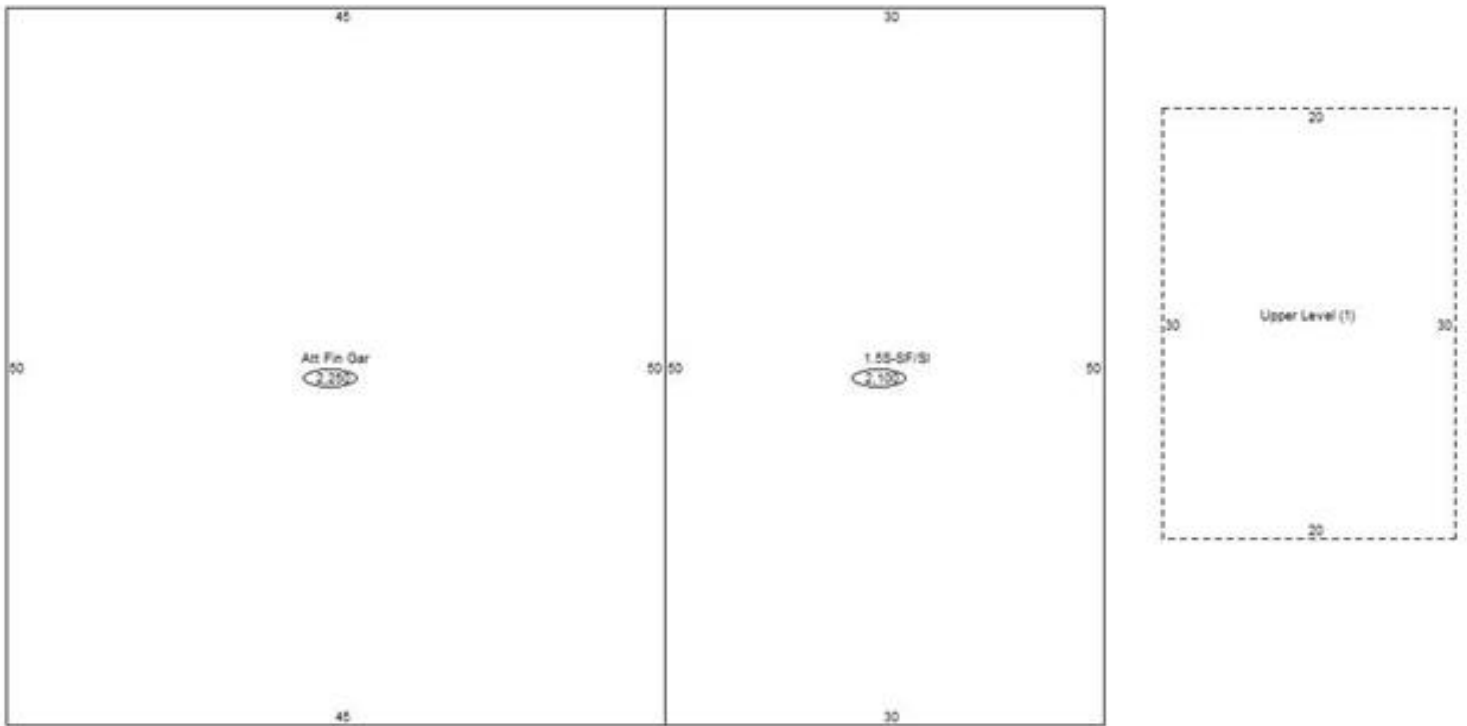
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Sketch Image

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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	1,500	1.400	2,100
2	G	5		10	Att Fin Gar	2,250	1.000	2,250
3	U	^UL		10	Upper Level (1)	600	1.000	600
Total Building Area						1,500		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				