



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 660108652 Parcel ID 22N16E-10-4-00000-001-0000 Cadastral ID 10-22-16-00401 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 343323 FOREHAND, COLIN R 14502 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14502 S 4170 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 10 / 22 / 16 / 4 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																						
Legal Description Lat/Long: 36.40342696 -95.58011971																																																						
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,640 / 1,640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39



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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	90.96	Total Misc Impr	+ 14,626	Garage Cost	+		
Roofing Adj	+ 4.25	Total RCN	= 201,914	Depreciation (48%)	-	96,919	
Subfloor Adj	+ 1.15	Lump Sums	+ 0	RCNLD	=	104,995	
Heat/Cool Adj	+ 11.47	Lot Value	+ 104,995	Indicated Value	=	104,995	
Plumbing Adj	+ 6.37	Value Per SqFt	64.02				
Basement Adj	+ 0.00						
Adj Base Cost	= 114.20						
Total Area	x 1,640						
Adjusted Cost	= 187,288						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,995		
Lot Value			
Indicated Value	104,995	64.02	Per SqFt
Agland Value	2,106		
Site Improvements	95,170		
Total Value	202,271	123.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26592	8x7		56	24.09		1,349
PRCH	SLAB PORCH - COVERED	26593	28x21		588	22.58		13,277



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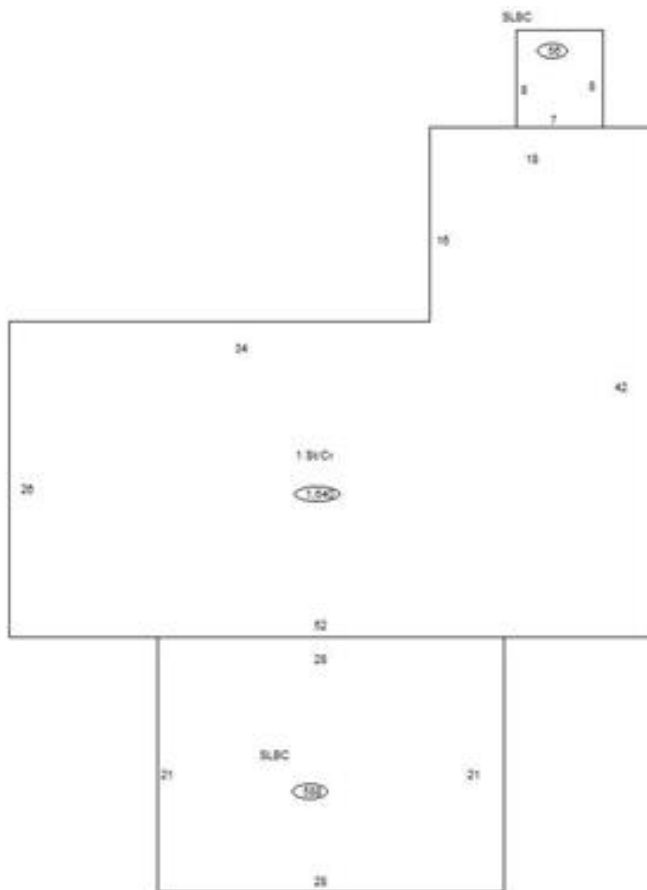
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,640	1.000	1,640
2	M	PRCH		10	SLBC	56	1.000	56
3	M	PRCH		10	SLBC	588	1.000	588
Total Building Area						1,640		1,640



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	20x30x0			600	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 600)		18,768		18,768	9,384	9,384
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (30.25 x 1,200)		36,300		36,300	3,630	32,670
	UTIL	SHOP BUILDING	0x0x0			2,250	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (26.23 x 2,250)		59,018		59,018	5,902	53,116
	BARN	BARN	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (11.51 x)						



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			5.000	54	54	270	270
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			5.000	108	108	540	540
OKB2	OKEMAH SILTY CLAY LOAM 1-	TMBR	72			10.000	130	130	1,296	1,296
TMBR Totals						20.000			2,106	2,106
Total Agland						20.000			2,106	2,106