



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	660109333								
Parcel ID	22N17E-04-3-00000-001-0000								
Cadastral ID	04-22-17-00810								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	346036								
KINTERRA LLC									
PO BOX 284 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	13621 S 4210 RD								
Subdivision									
Lot/Block	/	Parcel Size	40 - Acres						
Sec/Twn/Rng	4 / 22 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.41630022 -95.50387370									
Building Permits									
N2 NE SW & SW NE SW & NW NW SE.									
Number	Description		Opened	Closed	Amount				
S24	S25 SPLIT		08/2024	07/2025					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	SONTAG, PHILLIP GORDON	12/18/2024	0	WB
					/	BRENDEMIHL, YVONNE A	07/16/2024	909,500	WG
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2025	Land Value	2,938	2,938	11%	323	Assessed	36,209	3,681.01
Year Frozen		Improvements	343,180	326,231		35,886	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	346,118	329,169		36,209	Total Taxable	36,209	3,681.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109333	KINTERRA LLC	70	319,582	0	35,154	3,574.00		
2024	2024-660109333	SONTAG, PHILLIP GORDON	70	314,704	0	18,092	1,886.00		



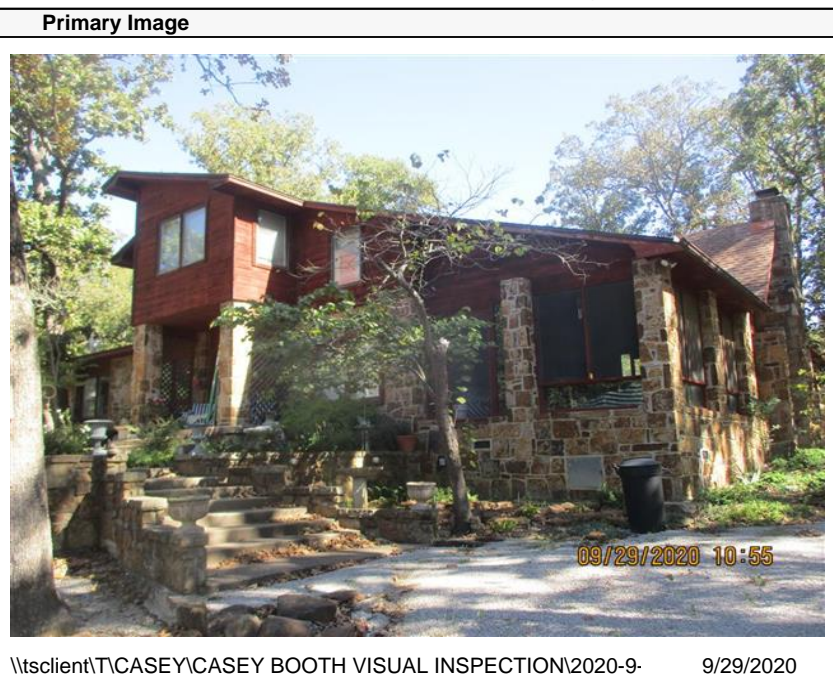
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,795 / 4,193
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,795
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 29

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	98.30	Total Misc Impr	+ 20,001
Roofing Adj	+ 3.38	Garage Cost	+
Subfloor Adj	+ -2.15	Total RCN	= 515,781
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 185,681
Plumbing Adj	+ 4.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 330,100
Adj Base Cost	= 118.24	Lot Value	+
Total Area	x 4,193	Indicated Value	= 330,100
Adjusted Cost	= 495,780	Value Per SqFt	78.73

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	330,100		
Lot Value			
Indicated Value	330,100	78.73	Per SqFt
Agland Value	2,938		
Site Improvements	13,080		
Total Value	676,218	161.27	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	8402	15x14		210	75.64		15,884
PRCH	SLAB PORCH - COVERED	8403	15x8		120	29.13		3,496
PATO	SLAB PORCH - OPEN	148196	8x6		48	12.93		621



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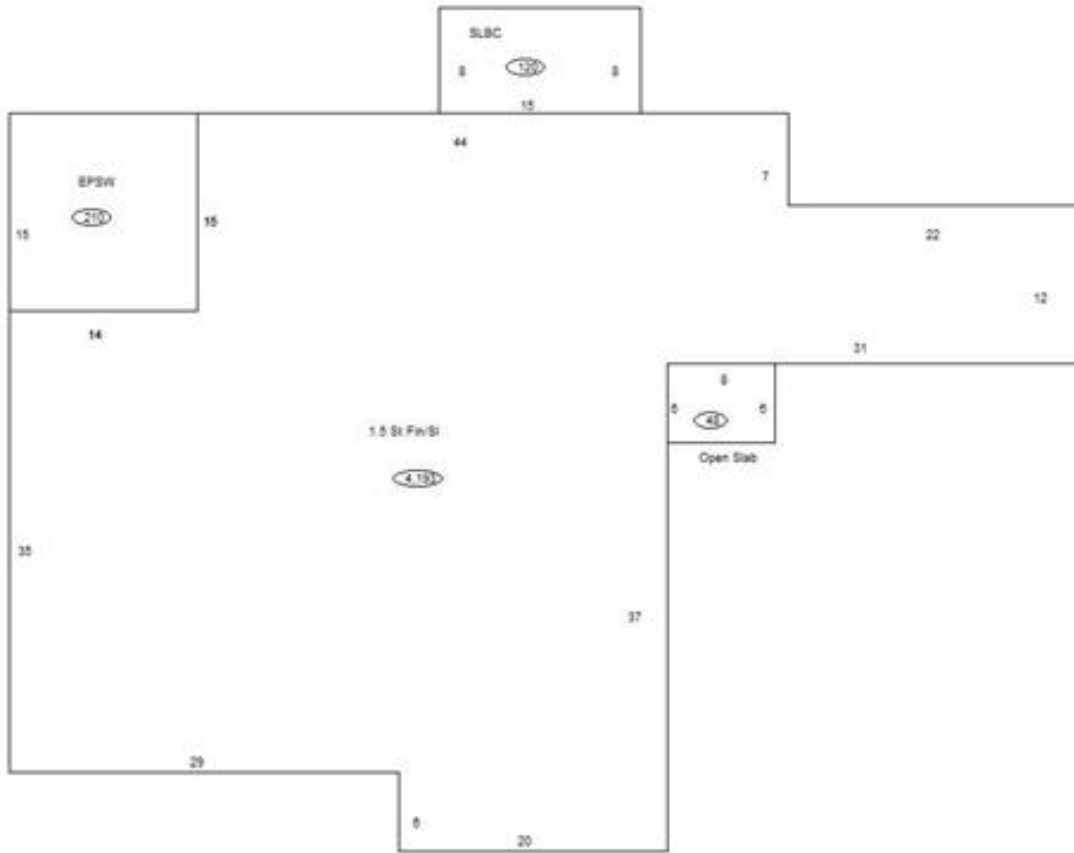
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Sketch Image

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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	1.5 St Fin/SI	2,795	1.500	4,193
2	M	EPSW		10	EPSW	210	1.000	210
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PATO		10	Open Slab	48	1.000	48
Total Building Area						2,795		4,193



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	HS	HAY SHED	0x0x0			1,530
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (4.68 x 1,530)		7,160		7,160	5,370	1,790
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,008
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (16.00 x 1,008)		16,128		16,128	4,838	11,290



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.486	36	36	198	198
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			15.082	63	63	950	950
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			.456	151	151	69	69
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			16.072	92	92	1,475	1,475
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.903	85	85	246	246
TMBR Totals						40.000			2,938	2,938
Total Agland						40.000			2,938	2,938