



# 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> 660109591 <b>Parcel ID</b> 23N17E-28-3-00000-001-0000 <b>Cadastral ID</b> 28-23-17-02510 <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> 345596 WEBB, KENNETH & LISA  18445 E HWY 28A CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18445 E HWY 28A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.99 - Acres <b>Sec/Twn/Rng</b> 28 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.44183859 -95.50677362 E 317' S 548' SW SE SW.																																																						
<b>Exemptions</b>					<b>Building Permits</b>																																																	
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image							
Lot Size						\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-15\IMG_002! 10/21/2020					
Lot Count											
Units Buildable											
Non-Ag Acres	3.9871										
Topography											
Street Access											
Utilities											
Amenities	LAND QUALITY										
Method	Square-Foot										
Base Lot Value	173,679.00 x .38 = 65,200										
Factor Value		GRM Approach									
Adjustments	2.1184	GRM Code		Gross Rent	0.00	Indicated Value					
Lot Value	138,118	Multiple Regression									
Residential Data		MRA Code	1 Test	Adusted R	0.8445	Indicated Value	287,476 135.09 Per SqFt				
Type	6 Mobile Home 76 x 28	Direct Comparables									
Condition	4 - Good	Selection Model	1 Res	Adjustment Model	A2 AO Test	Comparables	Indicated Value				
Quality	4 - Good	Value Reconciliation									
Architecture	1DW EXCP DWIDE MH	Selected Approach	Cost Approach	Improvements	126,158	Lot Value	138,118				
Style	100% Double Wide	Indicated Value	264,276	Agland Value		Site Improvements	7,241				
Exterior Wall	100% Frame, Siding, Vinyl	Total Value	271,517	127.59	Total Value Per SqFt						
Base/Total Area	2,128 / 2,128	Miscellaneous Improvements									
Style	100% Double Wide	Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
HVAC	100% Warmed & Cooled Air										
Roof Cover	1 Composition Shingle										
Area on Slab	0										
Fixture/RghIn	/										
Bed/F/H Bath	4 / 2.0 /										
Basement Area											
Garage Type											
Remodel											
Year/Eff Age	2015 / 7										
Cost Approach		Manual : 01/2025									
Base Cost	69.11	Total Misc Impr	+	0							
Roofing Adj	+ 3.41	Garage Cost	+								
Subfloor Adj	+ 0.00	Total RCN	=	175,220							
Heat/Cool Adj	+ 2.85	Depreciation ( 28%)	-	49,062							
Plumbing Adj	+ 6.97	Lump Sums	+	0							
Basement Adj	+ 0.00	RCNLD	=	126,158							
Adj Base Cost	= 82.34	Lot Value	+	138,118							
Total Area	x 2,128	Indicated Value	=	264,276							
Adjusted Cost	= 175,220	Value Per SqFt		124.19							



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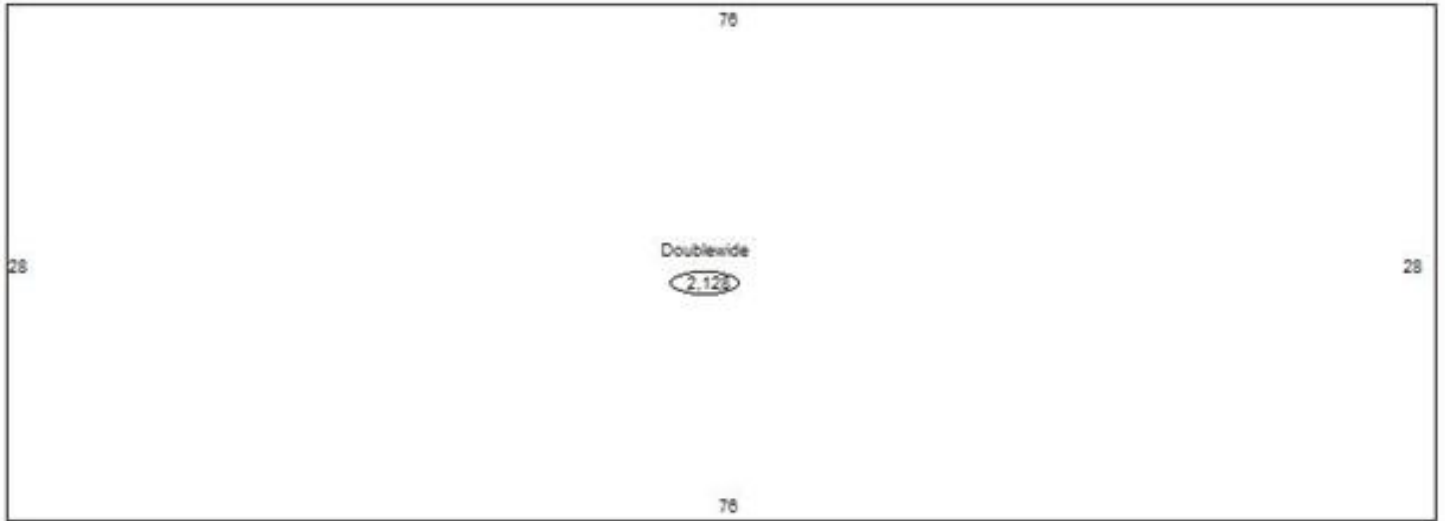
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### Sketch Image

660109591



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,128	1.000	2,128
<b>Total Building Area</b>						2,128		2,128



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	34x40x0			1,360
	Qual	2	Cond 1	Year	Eff Age 2836	
	<b>Valuation Summary</b> Base Cost (16.00 x 1,360) 21,760		<b>Modifier Total</b>		<b>RCN</b> 21,760	<b>Depr (75% Phys/ % Func)</b> 16,320
	STF	STG FAIR	12x34x0			408
	Qual	2	Cond 1	Year	Eff Age 2836	
	<b>Valuation Summary</b> Base Cost (4.68 x 408) 1,909		<b>Modifier Total</b>		<b>RCN</b> 1,909	<b>Depr (75% Phys/ % Func)</b> 1,432
	LF	LOAFING SHED	8x18x0			144
	Qual	2	Cond 1	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.26 x 144) 613		<b>Modifier Total</b>		<b>RCN</b> 613	<b>Depr (75% Phys/ % Func)</b> 460
	LF	LOAFING SHED	110x10x0			1,100
	Qual	2	Cond 1	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.26 x 1,100) 4,686		<b>Modifier Total</b>		<b>RCN</b> 4,686	<b>Depr (75% Phys/ % Func)</b> 3,515