



# 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> 660109671 <b>Parcel ID</b> 000779-0001-002-0-000-00 <b>Cadastral ID</b> 36-22-16-04920 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 9 - SEQUOYAH/ NO FIRE <b>Name ID</b> 346713 HUTCHENS, ANDREW & BRITTANY  15629 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15629 E 470 RD <b>Subdivision</b> ST. JOHN LAKE ADDITION <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 22 / 16 / 5 <b>Neighborhood</b> 2216 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660109671_001.JPG 4/11/2025</p>																																																											
<b>Legal Description</b> Lot/Long: 36.16143311 -95.54847499 LOT 2 BLOCK 1 ST. JOHN LAKE ADDITION																																																																
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	2.4331		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	105,984.00 x .58 = 61,272		
Factor Value			
Adjustments	1.4446		
Lot Value	88,514		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,978 / 1,978
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,978
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	674 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	110.36	Total Misc Impr	+ 6,057
Roofing Adj	+ 5.27	Garage Cost	+ 31,739
Subfloor Adj	+ -3.59	Total RCN	= 301,186
Heat/Cool Adj	+ 14.47	Depreciation ( 1%)	- 3,012
Plumbing Adj	+ 6.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,174
Adj Base Cost	= 133.16	Lot Value	+ 88,514
Total Area	x 1,978	Indicated Value	= 386,688
Adjusted Cost	= 263,390	Value Per SqFt	195.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	298,174		
Lot Value	88,514		
Indicated Value	386,688	195.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	386,688	195.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171948	52		52	29.37		1,527
PATC	Patio - Covered	171949	19x12		228	19.87		4,530



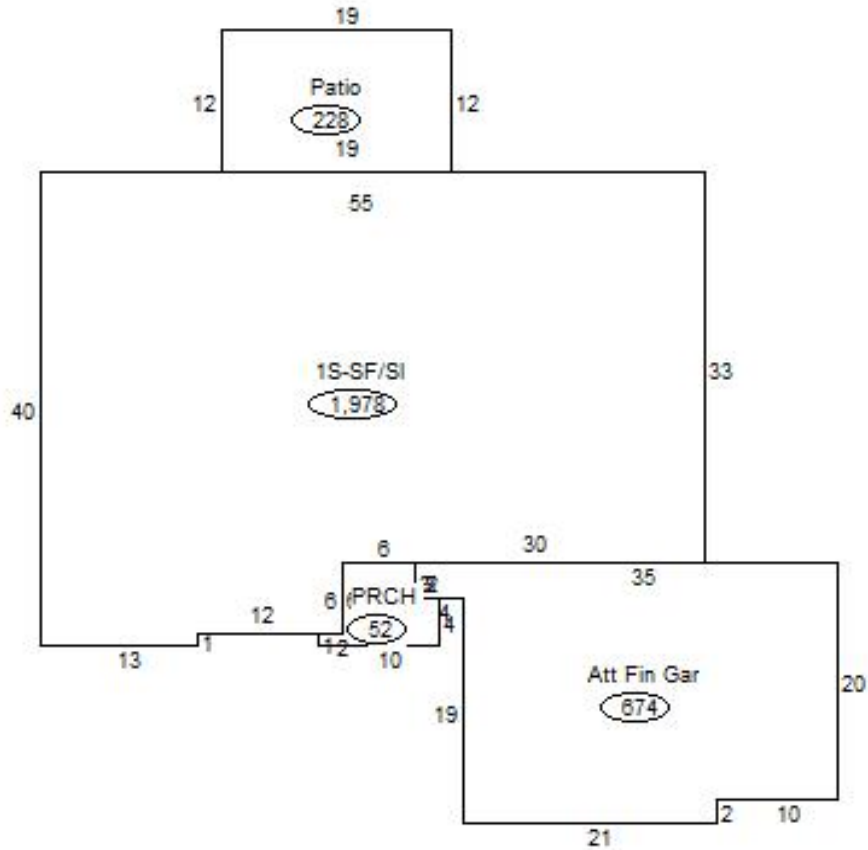
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Sketch Image

660109671



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,978	1.000	1,978
2	G	5		20	Att Fin Gar	674	1.000	674
3	M	PRCH		20	PRCH	52	1.000	52
4	M	PATC		20	Patio	228	1.000	228
<b>Total Building Area</b>						1,978		1,978