



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 660000647 Parcel ID 21N17E-01-1-00000-000-0000 Cadastral ID 01-21-17-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 283958 ANDERSON, STANLEY DARRELL II & SONYA CLAUDINE 19500 S 4250 RD CLAREMORE OK 74019-0000					<p>660000647 10/10/25</p> <p>\\\\tsclient\T\ROB STUFF\001.JPG 10/29/2025</p>																																																																																																																				
Parcel Location Situs 19500 S 4250 RD Subdivision Lot/Block / Parcel Size 122.85 - Acres Sec/Twn/Rng 1 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33269436 -95.44036817 NE & NE SE NW LESS S 100' SE SE NE & LESS TR DESC 2024-016462 AS BEG NE/C GOVT LOT 1; S00.0403W 57.42'; S89.5207W 1151.31'; S02.2240W 342.29'; S02.4718W 922.68'; N88.4526W 1430.22'; N00 0637W 1297.07'; S89.5413E 2642.85' TO POB.					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>R24</td> <td>NEW SFR ON 2ND ADDRESS 19500</td> <td>10/2024</td> <td>10/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24	NEW SFR ON 2ND ADDRESS 19500	10/2024	10/2025																																																																																																							
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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	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Vinyl
Base/Total Area	2,285 / 2,285
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 49

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	96.67	Total Misc Impr	+ 39,102
Roofing Adj	+ 5.12	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 306,721
Heat/Cool Adj	+ 12.64	Depreciation (54%)	- 165,629
Plumbing Adj	+ 2.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 141,092
Adj Base Cost	= 117.12	Lot Value	+
Total Area	x 2,285	Indicated Value	= 141,092
Adjusted Cost	= 267,619	Value Per SqFt	61.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,092		
Lot Value			
Indicated Value	141,092	61.75	Per SqFt
Agland Value	10,314		
Site Improvements	59,120		
Total Value	210,526	92.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	1971	40x7		280	68.50		19,180
PRCH	SLAB PORCH - COVERED	1972	42x8		336	25.87		8,692



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		50x30x8	Concrete	Formed Metal	1,500
Qual	3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)		RCNLD
Base Cost (30.74 x 1,500)		46,110		46,110	4,150	41,960
CPAT	Carport - Attached		25x25x7	Base	Formed Metal	625
Qual	4	Cond 4	Year 1940	Eff Age 52		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (14.52 x 625)		9,075		9,075	7,260	1,815
STGG	STG GOOD		35x30x6	Concrete		1,050
Qual	0	Cond 0	Year 1940	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (9.36 x 1,050)		9,828		9,828		9,828
STA	STG AVG		0x0x0			826
Qual	3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (7.02 x 826)		5,799		5,799	3,479	2,320
STF	STG FAIR		0x0x0			
Qual	0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (4.68 x)						
STF	STG FAIR		14x14x5			196
Qual	0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (4.68 x 196)		917		917		917
STF	STG FAIR		14x14x6			196
Qual	0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (4.68 x 196)		917		917		917



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	16x20x5			320	
	Qual	0	Cond	0	Year	0	Eff Age

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.26 x 320)	1,363		1,363	1,363



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,116 / 1,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,116
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	2,884 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	92.80	Total Misc Impr	+ 30,780
Roofing Adj	+ 4.92	Garage Cost	+ 78,849
Subfloor Adj	+ 0.00	Total RCN	= 236,273
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 2,363
Plumbing Adj	+ 5.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 233,910
Adj Base Cost	= 113.48	Lot Value	+ 233,910
Total Area	x 1,116	Indicated Value	= 233,910
Adjusted Cost	= 126,644	Value Per SqFt	209.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,910		
Lot Value			
Indicated Value	233,910	209.60	Per SqFt
Agland Value			
Site Improvements	5,260		
Total Value	239,170	214.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176915	1092		1,092	19.11		20,868
LNT0	Lean To - Attached	176916	100x14		1,400	7.08		9,912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Base	Formed Metal	96
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (28.83 x 96)		2,768	2,768	138	2,630
	SHDS	Shed - Small	8x12x8	Base	Formed Metal	96
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (28.83 x 96)		2,768	2,768	138	2,630



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			30.000	92	92	2,754	2,754
CO	COLLINSVILLE STONY LOAM	TMBR	22			30.065	40	40	1,191	1,191
HC	HECTOR STONY SANDY LOAM	TMBR	20			15.230	36	36	548	548
TMBR Totals						75.295			4,493	4,493
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			47.555	122	122	5,821	5,821
NTV PST Totals						47.555			5,821	5,821
Total Agland						122.850			10,314	10,314