



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 660000648 Parcel ID 21N17E-01-2-00000-000-0000 Cadastral ID 01-21-17-00200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 275785 COLEMAN, ROY E & WILNA M TRUSTEES 20998 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20998 E 470 RD Subdivision Lot/Block / Parcel Size 53.03 - Acres Sec/Twn/Rng 1 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (445)\IMG_0001.JPG 3/21/2025</p>														
Legal Description Lat/Long: 36.33150027 -95.45230948																			
W2 LOT 4 & W2 SW NW & N 899.56' W2 W2 SW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1263/206 820/376	SHRUM, STEVE R & MONA G	12/27/2000	197,000	Yes No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2001		Land Value 6,966	6,966	11%	766	Assessed	22,749	2,236.68										
Year Frozen	0		Improvements 214,278	199,845		21,983	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-89.00										
TIF Project ID	0		Total Value 221,244	206,811		22,749	Total Taxable	21,749	2,148.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000648	COLEMAN, ROY E & WILNA M			94	200,788	1000	21,086	2,083.00										
2024	2024-660000648	COLEMAN, ROY E & WILNA M			94	278,761	1000	26,157	2,755.00										
2023	2023-660000648	COLEMAN, ROY E & WILNA M			94	239,696	1000	25,366	2,725.00										
2022	2022-660000648	COLEMAN, ROY E & WILNA M			94	239,689	1000	24,921	2,702.00										
2021	2021-660000648	COLEMAN, ROY E & WILNA M			94	228,790	1000	24,166	2,534.00										
2020	2020-660000648	COLEMAN, ROY E & WILNA M			94	229,275	1000	23,526	2,461.00										
2019	2019-660000648	COLEMAN, ROY E & WILNA M			94	216,471	1000	22,811	2,353.00										
2018	2018-660000648	COLEMAN, ROY E & WILNA M			94	223,480	1000	23,583	2,457.00										
2017	2017-660000648	COLEMAN, ROY E & WILNA M			94	222,298	1000	23,434	2,410.00										
2016	2016-660000648	COLEMAN, ROY E & WILNA M			94	216,455	1000	22,723	2,327.00										
2015	2015-660000648	COLEMAN, ROY E & WILNA M			94	209,383	1000	22,032	2,304.00										
2014	2014-660000648	COLEMAN, ROY E & WILNA M			94	213,604	1000	21,872	2,246.00										
2013	2013-660000648	COLEMAN, ROY E & WILNA M			94	202,063	1000	21,206	2,146.00										



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Lot Data		Units-Buildable - UNPLATTED (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		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,506 / 2,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,506
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	476 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

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	107.79	Total Misc Impr	+ 29,570				
Roofing Adj	+ 5.16	Garage Cost	+ 19,145				
Subfloor Adj	+ -3.38	Total RCN	= 377,327				
Heat/Cool Adj	+ 14.47	Depreciation (52%)	- 196,210				
Plumbing Adj	+ 7.09	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 181,117				
Adj Base Cost	= 131.13	Lot Value	+ 181,117				
Total Area	x 2,506	Indicated Value	= 181,117				
Adjusted Cost	= 328,612	Value Per SqFt	72.27				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,117		
Lot Value			
Indicated Value	181,117	72.27	Per SqFt
Agland Value	6,966		
Site Improvements	33,161		
Total Value	402,361	160.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER - IN GROUND	0		1 2005	1	0.00		
PRCH	SLAB PORCH - COVERED	1975	34x8		272	28.57		7,771
PRCH	SLAB PORCH - COVERED	1977	805		805	27.08		21,799



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	40x14x8	Dirt	Formed Metal	560
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (9.17 x 560)		5,135	5,135	616	4,519
	BARN	BARN	0x0x0			960
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 960)		10,061	10,061	4,024	6,037
	LT	LEAN-TO	0x0x0			480
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 480)		1,402	1,402	561	841
	UTIL	SHOP BUILDING	0x0x0			1,520
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ 20% Func)	RCNLD
	Base Cost (29.83 x 1,520)		45,342	45,342	23,578	21,764



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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	NTV PST	51			41.981	122	122	5,138	5,138
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.252	54	54	14	14
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			10.798	168	168	1,814	1,814
IMP PST Totals						53.030			6,966	6,966
Total Agland						53.030			6,966	6,966