



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:01:43
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Assessment Data					Primary Image																																																																																																																				
Account 660000802 Parcel ID 000000-00-0-00453-008-0007 Cadastral ID 01-22-15-02890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 306239 CIANCIO, JOHN A & GAIL T 20202 S RIVER RANCH RD E CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 09873 E WILLOW ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0007 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41932689 -95.65289184 LOT 7 BLOCK 8 LITTLE PONDEROSA EXT.					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1085 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4950							
Non-Ag Acres	0.3548							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	15,453.00 x 3.15 = 48,677			\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0034.JPG 3/24/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	48,677			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 198,370 88.92 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	2,231 / 2,231			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,231			Selected Approach Cost Approach				
Fixture/RghIn	7 /			Improvements 117,759				
Bed/F/H Bath	3 / 2.5 /			Lot Value 48,677				
Basement Area				Indicated Value 166,436 74.60 Per SqFt				
Garage Type	528 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1966 / 45			Total Value 166,436 74.60 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	98.29	Total Misc Impr	+ 11,931					
Roofing Adj	+ 4.16	Garage Cost	+ 14,325					
Subfloor Adj	+ -1.09	Total RCN	= 287,216					
Heat/Cool Adj	+ 11.47	Depreciation (59%)	- 169,457					
Plumbing Adj	+ 4.14	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 117,759					
Adj Base Cost	= 116.97	Lot Value	+ 48,677					
Total Area	x 2,231	Indicated Value	= 166,436					
Adjusted Cost	= 260,960	Value Per SqFt	74.60					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2393	11x7		77	24.03		1,850
PRCH	SLAB PORCH - COVERED	2394	14x10		140	23.80		3,332
PATO	SLAB PORCH - OPEN	2395	16x10		160	10.33		1,653

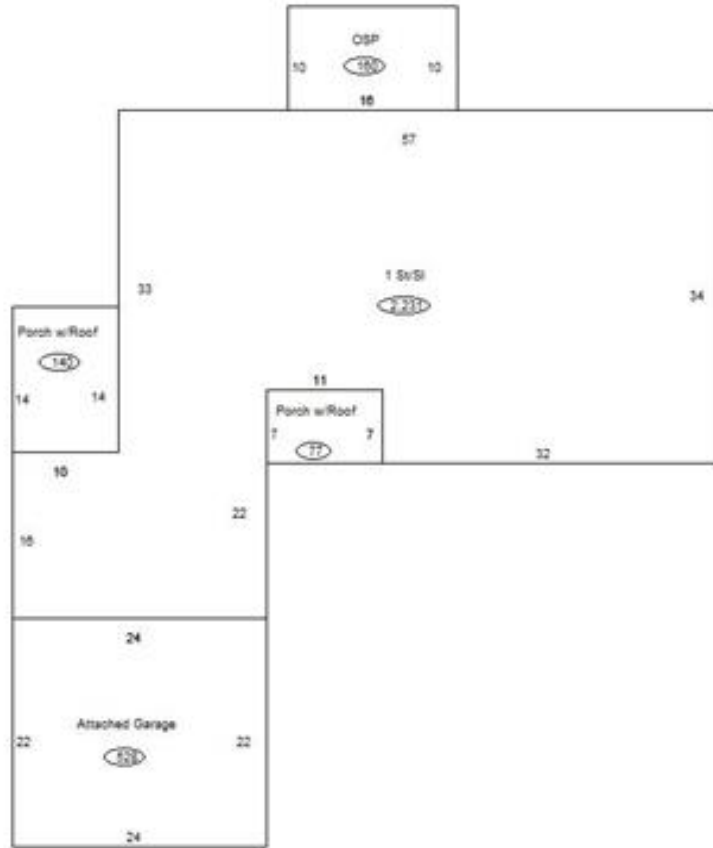


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Sketch Image

660000802



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,231	1.000	2,231
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	77	1.000	77
4	M	PRCH		13	SLBC	140	1.000	140
5	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						2,231		2,231