



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:03:15
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Assessment Data					Primary Image																																																																																																																			
Account 660001588 Parcel ID 21N17E-02-1-00000-000-0000 Cadastral ID 02-21-17-00400 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 312546 BEST, STEVEN DEAN REVOCABLE TRUST 20672 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20672 E 470 RD Subdivision Lot/Block / Parcel Size 4.89 - Acres Sec/Twn/Rng 2 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660001588 07/02/25</p> <p>660001588_001.JPG 7/2/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.33548788 -95.45960735 COMM FRM NE/C NE TH S88-24-39W 1614.76' TO POB, TH S02-52-24W 630.95', S88-45-47W 314.26' TO PT ON W/L E2 GOV'T LOT 2, TH N01 41-44W 627.11' TO NW/C E2 LOT 2, TH N88-24-39E 364.52' TO POB																																																																																																																								
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Lot Data		Square-Foot - NBHD 2117 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	213,008.00 x .35 =	74,888
Factor Value		
Adjustments	1.0000	
Lot Value		74,888



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Metal 10% Veneer, Stone
Base/Total Area	1,555 / 1,555
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,555
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	1,753 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	269,734		
Lot Value	74,888		
Indicated Value	344,622	221.62	Per SqFt
Agland Value			
Site Improvements	18,793		
Total Value	363,415	233.71	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.77	Total Misc Impr	+ 5,940
Roofing Adj	+ 5.81	Garage Cost	+ 65,457
Subfloor Adj	+ -2.31	Total RCN	= 272,459
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,725
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 269,734
Adj Base Cost	= 129.30	Lot Value	+ 74,888
Total Area	x 1,555	Indicated Value	= 344,622
Adjusted Cost	= 201,062	Value Per SqFt	221.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172152	12x8		96	26.63		2,556
PATC	Patio - Covered	172153	180		180	18.80		3,384
SHLT	STORM SHELTER4X8 (AG) GARAGE			2025	1	0.00		



Rogers

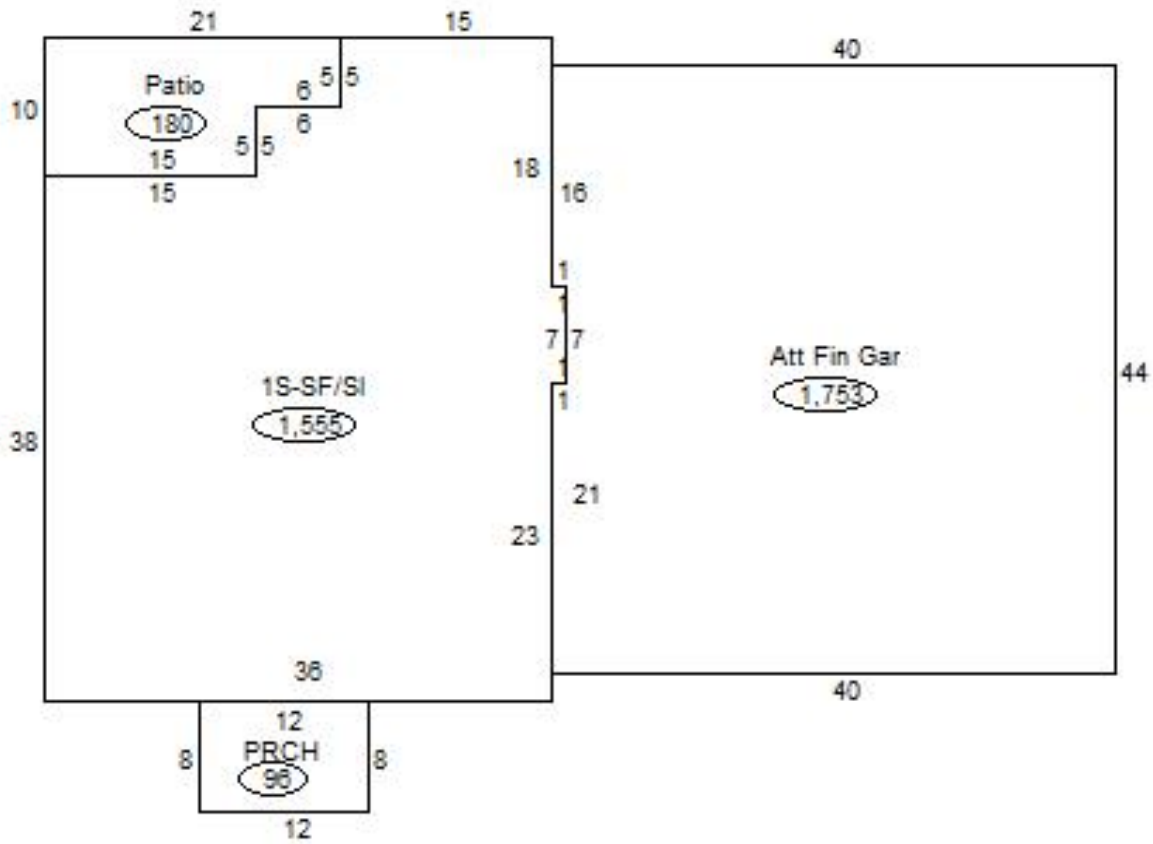
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,555	1.000	1,555
2	G	5		20	Att Fin Gar	1,753	1.000	1,753
3	M	PRCH		20	PRCH	96	1.000	96
4	M	PATC		20	Patio	180	1.000	180
Total Building Area						1,555		1,555



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x30x12	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (32.29 x 600)	19,374	19,374	581	18,793