



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:29:04  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001592 <b>Parcel ID</b> 21N17E-02-1-00000-000-0000 <b>Cadastral ID</b> 02-21-17-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 319722 TEEHEE, GEROME & DONNA WAHNEE-TEEHEE  20774 E 470 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20774 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.98 - Acres <b>Sec/Twn/Rng</b> 2 / 21 / 17 / 1 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660001592_001.JPG 10/14/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33549079 -95.45755650 W 208' OF N 624' W2 LOT 1																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.98 <b>Non-Ag Acres</b> 2.9526 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 128,614.00 x .40 = 51,258 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 51,258		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Frame, Siding, Wood
<b>Base/Total Area</b>	2,681 / 2,681
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,681
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	744 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2025 / 1

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adjusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	109.69	<b>Total Misc Impr</b>	+ 28,668
<b>Roofing Adj</b>	+ 5.75	<b>Garage Cost</b>	+ 42,341
<b>Subfloor Adj</b>	+ -4.49	<b>Total RCN</b>	= 430,477
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 1%)</b>	- 4,305
<b>Plumbing Adj</b>	+ 6.82	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 426,172
<b>Adj Base Cost</b>	= 134.08	<b>Lot Value</b>	+ 51,258
<b>Total Area</b>	x 2,681	<b>Indicated Value</b>	= 477,430
<b>Adjusted Cost</b>	= 359,468	<b>Value Per SqFt</b>	178.08

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	426,172		
<b>Lot Value</b>	51,258		
<b>Indicated Value</b>	477,430	178.08	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	477,430	178.08	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	175324	234		234	32.15	7,523
PATC	Patio - Covered	175325	564		564	18.86	10,637
FPPF	Fireplace - Prefabricated		1	2025	1	6,700.26	6,700
GENR	Generator - Residential Standby		1	2025	1	3,808.00	3,808

