



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001640 <b>Parcel ID</b> 22N17E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-22-17-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 310672 MCCOMB, JOHN P & BARBARA A  20125 E 420 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20125 E 420 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 26.98 - Acres <b>Sec/Twn/Rng</b> 2 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41083044 -95.46773267																																																																																																																									
<b>Legal Description</b> NE/4 SW/4 SW/4 & SE/4 SW/4 SW/4 & W/2 W/2 SE/4 SW/4 LESS TR COMM AT SE/C THEREOF; TH N00-5328E 382.70'; TH N89-2343W 173'; TH S37-4446W 104.25'; TH S89-2343W 147.47'; TH S00-5328W 299.60'; TH S89-2343E 383' TO POB.					<b>Building Permits</b> <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>R17</td> <td>R17-NEW SFR</td> <td>05/2015</td> <td>12/2016</td> <td></td> </tr> <tr> <td>R16</td> <td>R16-POSS NEW SOMETHING</td> <td>07/2014</td> <td>05/2015</td> <td></td> </tr> <tr> <td>R7</td> <td>R7-HAS HS-CK FOR IMPS</td> <td>07/2006</td> <td>01/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-NEW SFR	05/2015	12/2016		R16	R16-POSS NEW SOMETHING	07/2014	05/2015		R7	R7-HAS HS-CK FOR IMPS	07/2006	01/2007																																																																																													
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/23/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,264 / 2,264
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	891 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

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

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

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	101.91	Total Misc Impr	+ 10,480
Roofing Adj	+ 6.16	Garage Cost	+ 41,556
Subfloor Adj	+ 0.00	Total RCN	= 347,216
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 27,777
Plumbing Adj	+ 7.84	Lump Sums	+ 58,918
Basement Adj	+ 0.00	RCNLD	= 378,357
Adj Base Cost	= 130.38	Lot Value	+ 378,357
Total Area	x 2,264	Indicated Value	= 378,357
Adjusted Cost	= 295,180	Value Per SqFt	167.12

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	378,357		
Lot Value			
Indicated Value	378,357	167.12	Per SqFt
Agland Value	1,768		
Site Improvements	95,456		
Total Value	475,581	210.06	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	130602	14x7		98	12.93		1,267
PRCH	SLAB PORCH - COVERED	130603	14x8		112	29.16		3,266
WODC	WOOD DECK - COVERED	130604	1500		1,500	33.07		49,605
WODC	WOOD DECK - COVERED	130605	9x8		72	56.19		4,046
SEP	Screen Enclosed Porch	130606	36x14		504	10.45		5,267
FPPF	Fireplace - Prefabricated		1		1	5,947.13		5,947



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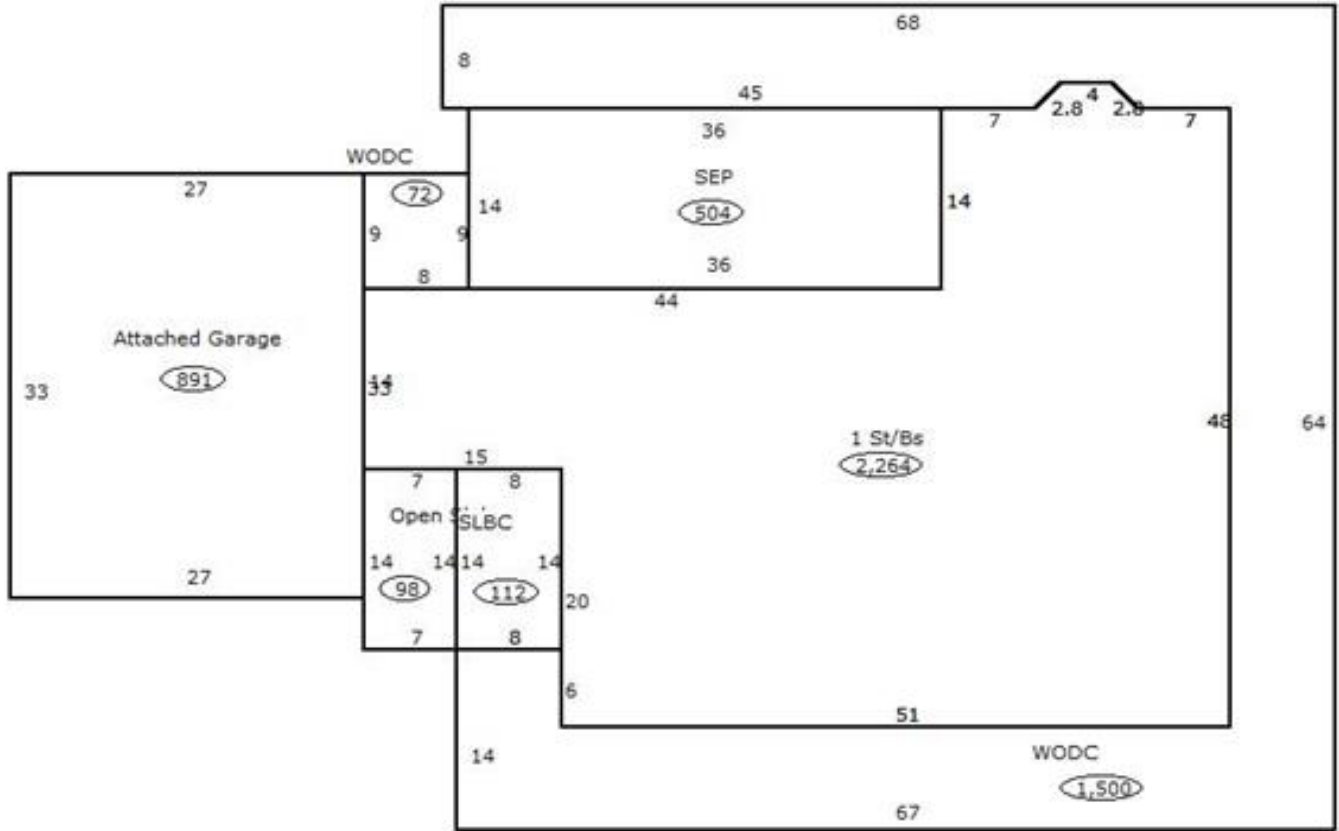
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	2,264	1.000	2,264
2	G	1		13	Attached Garage	891	1.000	891
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	112	1.000	112
5	M	WODC		13	WODC	1,500	1.000	1,500
6	M	WODC		13	WODC	72	1.000	72
7	M	SEP		13	SEP	504	1.000	504
<b>Total Building Area</b>						2,264		2,264



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	40x12x8	Gravel	Formed Metal	480
	Qual 3	Cond 3	Year 2023	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.45 x 480)		4,536		4,536	544	3,992
	UTIL	SHOP BUILDING	30x40x14	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2021	Eff Age 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.33 x 1,200)		36,396		36,396	2,548	33,848
	UTIL	SHOP BUILDING	50x40x10	Concrete	Formed Metal	2,000
	Qual 3	Cond	Year 2015	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.26 x 2,000)		54,520		54,520		54,520
	LNTO	LEAN-TO	62x10x8	Gravel	Formed Metal	620
	Qual 3	Cond 3	Year 2015	Eff Age 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.76 x 620)		5,431		5,431	2,335	3,096



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	6.000	36	36	216	216
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	10.000	63	63	630	630
<b>TMBR Totals</b>						16.000			846	846
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	10.980	84	84	922	922
<b>NTV PST Totals</b>						10.980			922	922
<b>Total Agland</b>						26.980			1,768	1,768