




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001653 <b>Parcel ID</b> 22N17E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-22-17-02200 <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> 344615 EASTERLING, STANLEY ALLEN & KATHLEEN AGNES LUELLA REVOCABLE TRUST 20700 E 420 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20700 E 420 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 2 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/23/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.41065389 -95.45697918																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,608 / 1,608
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,608
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,039	121.91	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.01	Total Misc Impr	+ 14,763				
Roofing Adj	+ 4.99	Garage Cost	+ 20,480				
Subfloor Adj	+ -1.15	Total RCN	= 229,940				
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 105,772				
Plumbing Adj	+ 8.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 124,168				
Adj Base Cost	= 121.08	Lot Value	+ 124,168				
Total Area	x 1,608	Indicated Value	= 124,168				
Adjusted Cost	= 194,697	Value Per SqFt	77.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,168		
Lot Value			
Indicated Value	124,168	77.22	Per SqFt
Agland Value	1,474		
Site Improvements	17,701		
Total Value	143,343	89.14	Total Value Per SqFt

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
PATO	SLAB PORCH - OPEN	4469	10x10		100	10.86		1,086
PATO	SLAB PORCH - OPEN	4470	8x6		48	10.86		521
PRCH	SLAB PORCH - COVERED	4471	58x6		348	23.16		8,060



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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	10	1 St/Sl	1,608	1.000	1,608
2	G	1		10	Attached Garage	624	1.000	624
3	M	PATO		10	Open Slab	100	1.000	100
4	M	PATO		10	SLBC	48	1.000	48
5	M	PRCH		10	SLBC	348	1.000	348
<b>Total Building Area</b>						1,608		1,608



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	CARPORT PORTABLE	18x20x8	Gravel	Formed Metal	360	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.61 x 360)		1,660		1,660	548	1,112
	SHDS	SHED	8x12x8	Plank	Formed Metal	96	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (27.79 x 96)		2,668		2,668	2,668	
	CPRV	CARPORT RV	35x20x14	Dirt	Formed Metal	700	
	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 (8.38 x 700)		5,866		5,866	2,522	3,344
	BNGP	BARN	35x35x8	Dirt	Formed Metal	1,225	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.20 x 1,225)		25,970		25,970	12,725	13,245



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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	NTV PST	20			5.713	48	48	274	274
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			14.287	84	84	1,200	1,200
<b>NTV PST Totals</b>						20.000			1,474	1,474
<b>Total Agland</b>						20.000			1,474	1,474