



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:15:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001662 Parcel ID 22N17E-02-3-00000-000-0000 Cadastral ID 02-22-17-03100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 338617 NANCE, CLAUDINE & AMANDA & DAVID FISK 20461 E 420 RD CLAREMORE OK 74017-0000 Parcel Location Situs 20461 E 420 RD Subdivision Lot/Block / Parcel Size 12.5 - Acres Sec/Twn/Rng 2 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41066804 -95.46242570																																																																																																																									
WEST 12.50 ACRES OF EAST 25 ACRES OF THE FOLLOWING TRACT: E2 W2 SE SW & E2 SE SW & W2 SW SE					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>R15</td> <td>R15-NEW STRUCTURE PER REVAL</td> <td>10/2012</td> <td>07/2014</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15	R15-NEW STRUCTURE PER REVAL	10/2012	07/2014																																																																																																							
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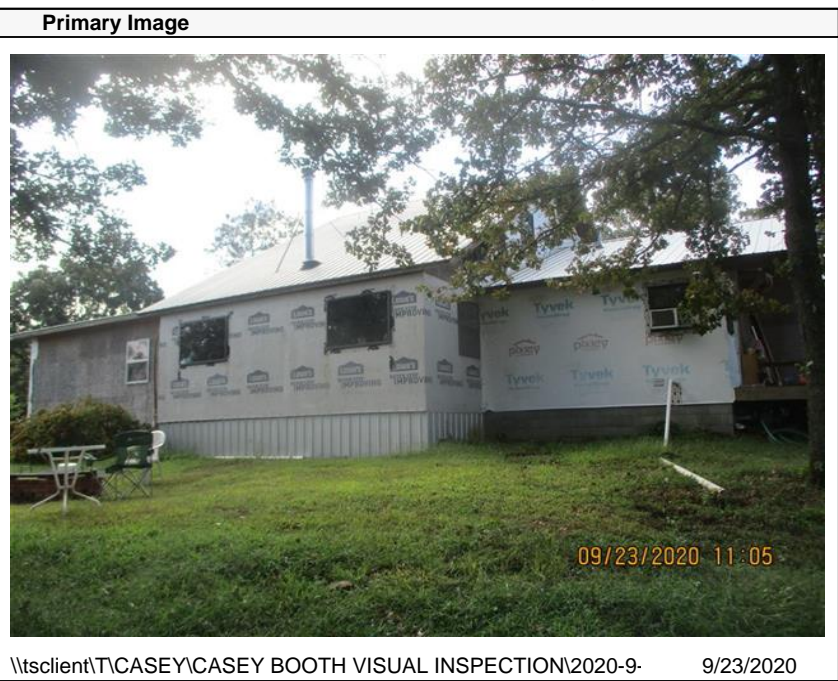
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	672 / 1,008
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2014 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	85.19	Total Misc Impr	+ 9,860
Roofing Adj	+ 3.72	Garage Cost	+
Subfloor Adj	+ 1.85	Total RCN	= 116,738
Heat/Cool Adj	+ 10.30	Depreciation (36%)	- 42,026
Plumbing Adj	+ 4.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,712
Adj Base Cost	= 106.03	Lot Value	+
Total Area	x 1,008	Indicated Value	= 74,712
Adjusted Cost	= 106,878	Value Per SqFt	74.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,712		
Lot Value			
Indicated Value	74,712	74.12	Per SqFt
Agland Value	759		
Site Improvements			
Total Value	75,471	74.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119565	24x10		240	20.54		4,930
PRCH	SLAB PORCH - COVERED	119566	24x10		240	20.54		4,930



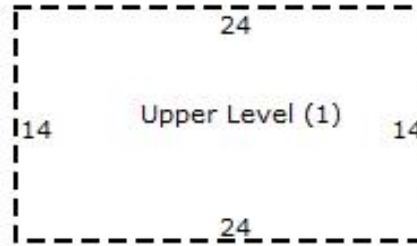
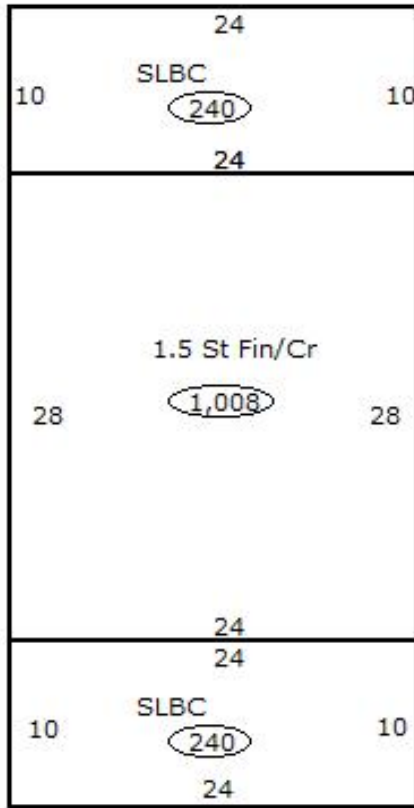
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	672	1.500	1,008
2	U	^UL		13	Upper Level (1)	336	1.000	336
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						672		1,008



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 70 x 14
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 44

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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	

Cost Approach				Manual : 01/2025			
Base Cost	32.47	Total Misc Impr	+	0			
Roofing Adj	+ 2.69	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	40,817			
Heat/Cool Adj	+ 0.00	Depreciation (86%)	-	35,103			
Plumbing Adj	+ 6.49	Lump Sums	+	661			
Basement Adj	+ 0.00	RCNLD	=	6,375			
Adj Base Cost	= 41.65	Lot Value	+				
Total Area	x 980	Indicated Value	=	6,375			
Adjusted Cost	= 40,817	Value Per SqFt		6.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	6,375		
Lot Value			
Indicated Value	6,375	6.51	Per SqFt
Agland Value			
Site Improvements	4,266		
Total Value	10,641	10.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	163168	6x4		24	27.55		661



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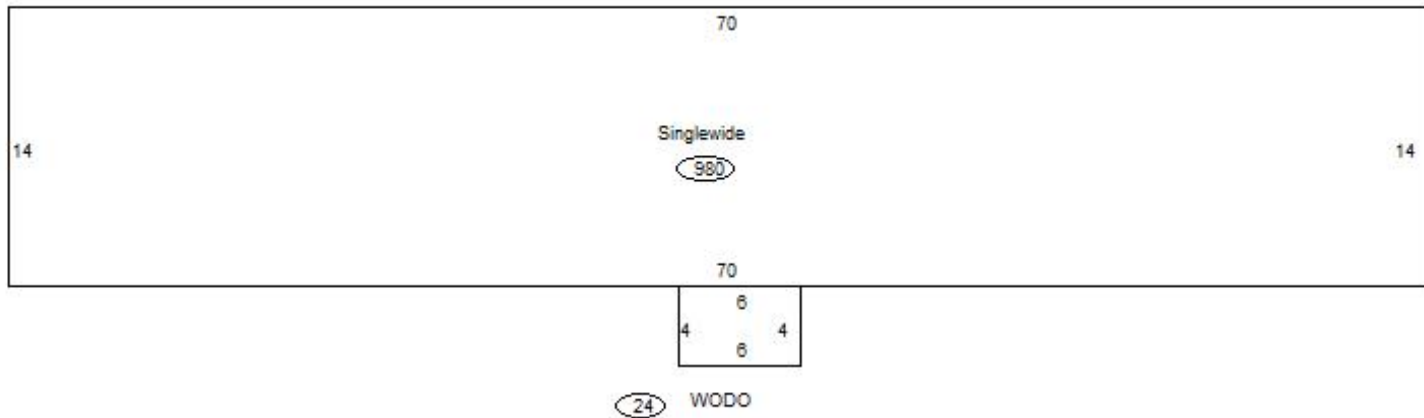
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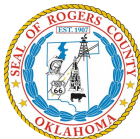
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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	980	1.000	980
2	M	WODO		10	WODO	24	1.000	24
Total Building Area						980		980



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x28x8	Plank	Formed Metal	336
	Qual 4	Cond 3	Year 2012	Eff Age 11		

Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (22.67 x 336)	7,617		7,617	3,351	4,266



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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			6.240	36	36	225	225
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.780	63	63	49	49
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			3.240	92	92	297	297
TMBR Totals						10.260			571	571
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			2.240	84	84	188	188
NTV PST Totals						2.240			188	188
Total Agland						12.500			759	759