



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:15:16
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Assessment Data					Primary Image																																																																																																																				
Account 660002431 Parcel ID 21N17E-03-1-00000-000-0000 Cadastral ID 03-21-17-00110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 290881 WESTON, CHRISTOPHER TODD 19854 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19854 E 470 RD Subdivision Lot/Block / Parcel Size 29.33 - Acres Sec/Twn/Rng 3 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660002431 06/11/25</p> <p>660002431_003.JPG 6/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.33362125 -95.47472068 W2 LOT 1 & NW SE NE																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,628 / 1,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15



660002431_003.JPG 6/24/2025

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	111.24	Total Misc Impr	+ 25,538
Roofing Adj	+ 4.90	Garage Cost	+ 19,338
Subfloor Adj	+ -2.31	Total RCN	= 266,284
Heat/Cool Adj	+ 12.64	Depreciation (16%)	- 42,605
Plumbing Adj	+ 9.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 223,679
Adj Base Cost	= 136.00	Lot Value	+ 137.39
Total Area	x 1,628	Indicated Value	= 223,679
Adjusted Cost	= 221,408	Value Per SqFt	137.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,679		
Lot Value			
Indicated Value	223,679	137.39	Per SqFt
Agland Value	4,424		
Site Improvements	34,937		
Total Value	263,040	161.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6581	154		154	26.45		4,073
PRCH	SLAB PORCH - COVERED	6582	6x6		36	26.82		966
EPSW	ENCLOSED PORCH - SOLID WALL	135259	20x15		300	68.33		20,499



Rogers

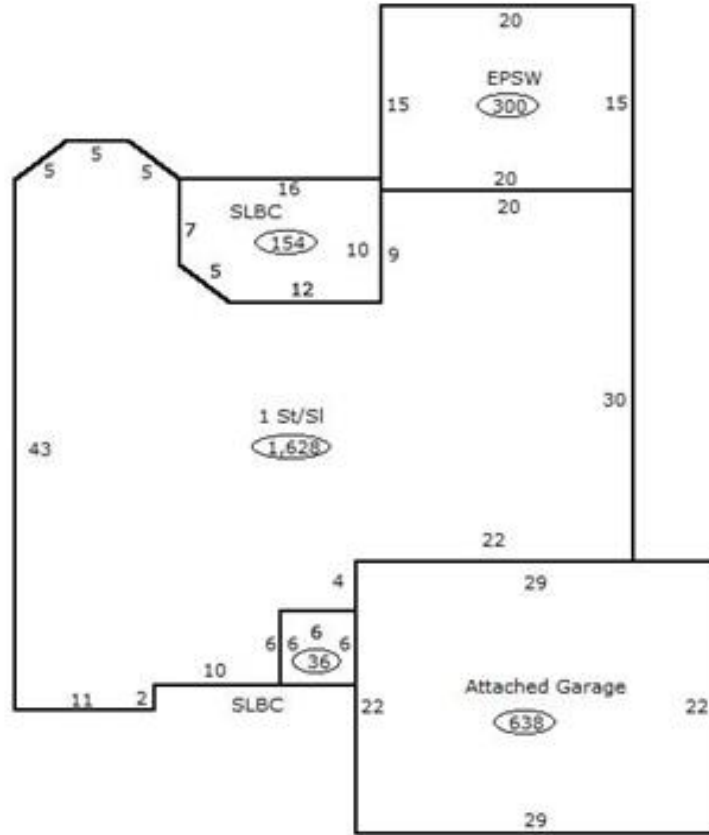
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,628	1.000	1,628
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	154	1.000	154
4	M	PRCH		13	SLBC	36	1.000	36
5	M	EPSW		13	EPSW	300	1.000	300
Total Building Area						1,628		1,628



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	3,630	32,670
	LF	LOAFING SHED	14x40x0			560
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 560)		2,386	2,386	119	2,267



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	15.330	84	84	1,288	1,288
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	14.000	224	224	3,136	3,136
IMP PST Totals						29.330			4,424	4,424
Total Agland						29.330			4,424	4,424