



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660002453 Parcel ID 21N17E-03-4-00000-000-0000 Cadastral ID 03-21-17-00710 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 51264 THUROCY, JANE F PO BOX 972 CLAREMORE OK 74018-0000 Parcel Location Situs 19483 E 480 RD Subdivision Lot/Block / Parcel Size 27 - Acres Sec/Twn/Rng 3 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660002453_001.JPG 2/11/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.32470423 -95.47929395 SW NW SE & W 561' W2 SW SE																																																																																																																									
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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	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	960
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2026 /

Cost Approach				Manual : 01/2025			
Base Cost	95.54	Total Misc Impr	+ 13,522				
Roofing Adj	+ 5.01	Garage Cost	+ 128,213				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 10.30	Depreciation (0%)	- 11,851				
Plumbing Adj	+ 8.62	Lump Sums	= 140,064				
Basement Adj	+ 0.00	RCNLD	+ 140,064				
Adj Base Cost	= 119.47	Lot Value	+ 140,064				
Total Area	x 960	Indicated Value	= 140,064				
Adjusted Cost	= 114,691	Value Per SqFt	145.90				



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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,064		
Lot Value		145.90	Per SqFt
Indicated Value	140,064		
Agland Value	3,069		
Site Improvements	4,548		
Total Value	147,681	153.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BARN	Barn	194745	60x24		1,440	8.23		11,851
PRCH	Porch	194746	60x8		480	20.07		9,634
LNT0	Lean To - Attached	194747	60x8		480	8.10		3,888



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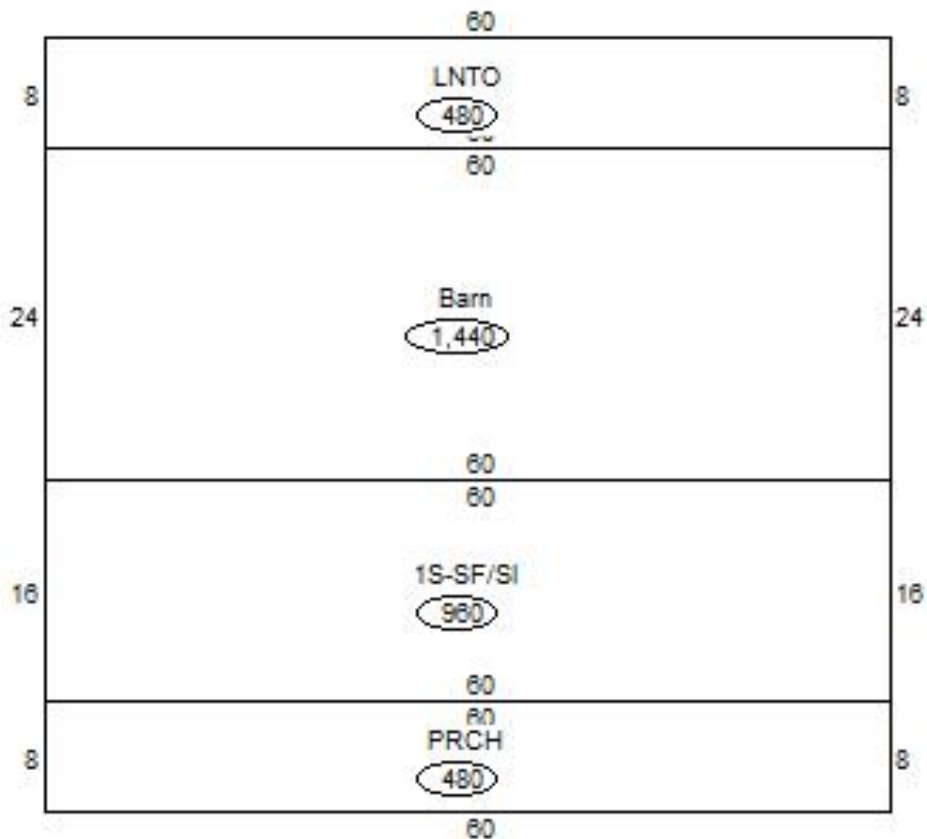
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Sketch Image

660002453



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	960	1.000	960
2	M	BARN		20	Barn	1,440	1.000	1,440
3	M	PRCH		20	PRCH	480	1.000	480
4	M	LNTO		20	LNTO	480	1.000	480
Total Building Area						960		960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x5	Plank	Formed Metal	80
	Qual 1	Cond 1	Year 2024	Eff Age	3	
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (21.81 x 80)		1,745		1,745	244	1,501
	CKCP	Chicken Coop	4x6x5	Dirt	Formed Metal	24
	Qual 2	Cond 2	Year 2024	Eff Age	2	
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (5.41 x 24)		130		130	16	114
	SHDS	Shed - Small	14x10x5	Plank	Formed Metal	140
	Qual 1	Cond 1	Year 2024	Eff Age	3	
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (15.97 x 140)		2,236		2,236	313	1,923
	SHDS	Shed - Small dog house	0x0x0			
	Qual	Cond	Year	Eff Age		
			0			
			0			
			0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (39.31 x)						
	CKCP	Chicken Coop	8x8x5	Dirt	Galvanized Metal	64
	Qual 0	Cond	Year 0	Eff Age	0	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (5.66 x 64)		362		362		362
	LF	LOAFING SHED	16x10x5	Dirt		160
	Qual 0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (4.26 x 160)		682		682	443	239
	LF	LOAFING SHED	12x8x5	Dirt		96
	Qual 0	Cond 0	Year 0	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (4.26 x 96)		409		409		409



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	LF	LOAFING SHED	16x10x5	Dirt		160
	Qual	0	Cond 0	Year	0	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.26 x 160)		682		682	682
	CKCP	Chicken Coop (no value)	4x4x3			16
	Qual	0	Cond 0	Year	0	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (6.59 x 16)		105		105	105



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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	TMBR	30		0	1.500	54	54	81	81
CO	COLLINSVILLE STONY LOAM	TMBR	22		0	1.000	40	40	40	40
TMBR Totals						2.500			121	121
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	4.000	122	122	490	490
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	10.000	72	72	720	720
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	2.000	53	53	106	106
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	8.500	192	192	1,632	1,632
NTV PST Totals						24.500			2,948	2,948
Total Agland						27.000			3,069	3,069