



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:14:15
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Assessment Data					Primary Image																																																																																																																				
Account 660002454 Parcel ID 21N17E-03-3-00000-000-0000 Cadastral ID 03-21-17-00800 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 253177 FARJADIAN, ARMAND K & LAURA H 19455 E 480 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19455 E 480 RD Subdivision Lot/Block / Parcel Size 90 - Acres Sec/Twn/Rng 3 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32580359 -95.48216426 E/2 SW/4 & NW/4 NW/4 SE/4.					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>R18</td> <td>R21-NEW CONSTRUCTION PER REVA</td> <td>11/2009</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R21-NEW CONSTRUCTION PER REVA	11/2009	01/2021																																																																																																							
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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	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,758 / 3,758
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,758
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	750 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 8

660002454	06/09/25
660002454_009.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	83.82	Total Misc Impr	+ 4,896
Roofing Adj	+ 4.56	Garage Cost	+ 19,245
Subfloor Adj	+ -1.00	Total RCN	= 406,067
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 36,546
Plumbing Adj	+ 2.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 369,521
Adj Base Cost	= 101.63	Lot Value	+ 369,521
Total Area	x 3,758	Indicated Value	= 369,521
Adjusted Cost	= 381,926	Value Per SqFt	98.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	369,521		
Lot Value		369,521	98.33 Per SqFt
Indicated Value	369,521		
Agland Value	10,563		
Site Improvements	159,633		
Total Value	909,238	241.95	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	172875	26x8		208	23.54	4,896



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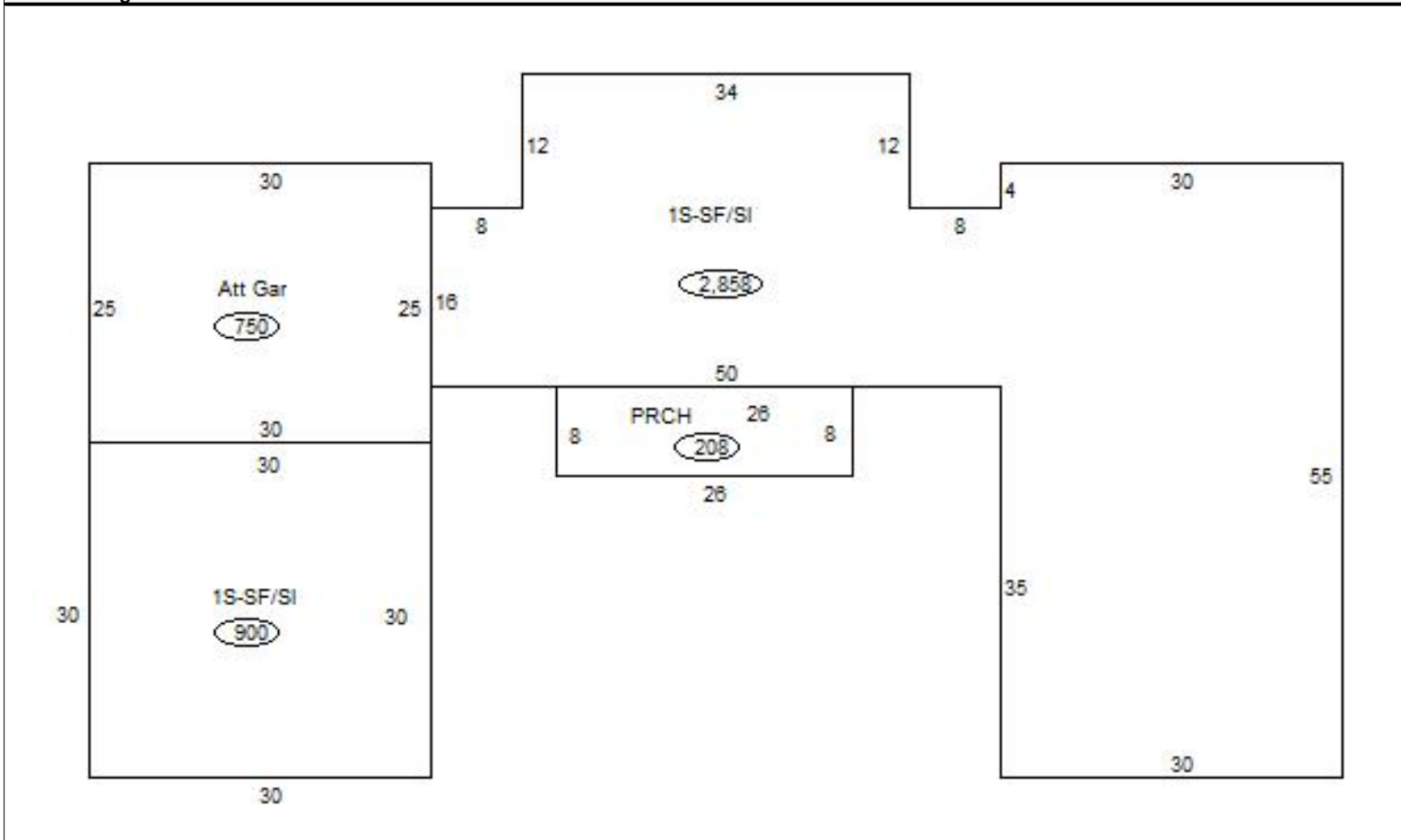
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Sketch Image

660002454



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	900	1.000	900
2	G	1		20	Att Gar	750	1.000	750
3	R	1	Slab	20	1S-SF/Sl	2,858	1.000	2,858
4	M	PRCH		20	PRCH	208	1.000	208
Total Building Area						3,758		3,758



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			4,130
	Qual	4	Cond	Year	2018	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (30.04 x 4,130)		124,065		124,065	124,065
	UTIL	SHOP BUILDING	30x30x0			900
	Qual	4	Cond	Year	2018	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (39.52 x 900)		35,568		35,568	35,568



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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 68 x 14 Condition 2 - Fair Quality 2.5 - Fair Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Lap Base/Total Area 952 / 952 Style 100% Single Wide HVAC Roof Cover 14 Metal, Ribbed Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 1973 / 53				\\tsclient\T\CASEY\CASEY BOOTH VISUAL INSPECTION\2021-3- 3/2/2021				
Cost Approach		GRM Approach						
Manual : 01/2025 Base Cost 36.27 Roofing Adj + 2.84 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 9.48 Basement Adj + 0.00 Adj Base Cost = 48.59 Total Area x 952 Adjusted Cost = 46,258		GRM Code Gross Rent 0.00 Indicated Value						
Total Misc Impr + 0 Garage Cost + Total RCN = 46,258 Depreciation (86%) - 39,782 Lump Sums + 0 RCNLD = 6,476 Lot Value + Indicated Value = 6,476 Value Per SqFt 6.80		Multiple Regression MRA Code Adjusted R Indicated Value						
Total Area x 952 Adjusted Cost = 46,258		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value						
Miscellaneous Improvements		Value Reconciliation						
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
Selected Approach Cost Approach Improvements 6,476 Lot Value 6,476 6.80 Per SqFt Agland Value Site Improvements Total Value 6,476 6.80 Total Value Per SqFt								



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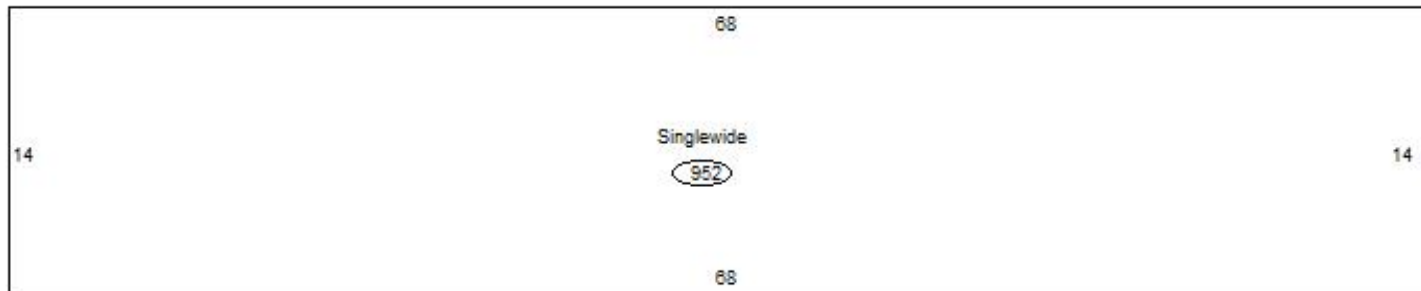
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Sketch Image

660002454



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	952	1.000	952
Total Building Area						952		952



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			25.454	122	122	3,116	3,116
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			28.376	142	142	4,018	4,018
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			13.490	192	192	2,590	2,590
HC	HECTOR STONY SANDY LOAM	TMBR	20			.593	36	36	21	21
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.842	63	63	53	53
RS	ROUGH STONY LAND	TMBR	20			21.245	36	36	765	765
TMBR Totals						90.000			10,563	10,563
Total Agland						90.000			10,563	10,563