



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 01:52:39
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Assessment Data					Primary Image																																																																																																																				
Account 660002456 Parcel ID 21N17E-03-3-00000-000-0000 Cadastral ID 03-21-17-01000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 342952 DORSEY, JOSEPH & JEANIE 19855 S 4220 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19855 S 4220 RD Subdivision Lot/Block / Parcel Size 6 - Acres Sec/Twn/Rng 3 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660002456 06/03/25</p> <p>660002456_003.JPG 6/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32490082 -95.48814939 N 440' NW SW SW																																																																																																																									
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Lot Data		Square-Foot - NBHD 2117 #1
Lot Size		
Lot Count		
Units Buildable	6	
Non-Ag Acres	6.6547	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	289,880.00 x .33 = 96,412	
Factor Value		
Adjustments	1.4780	
Lot Value	142,497	



660002456_003.JPG 6/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	2,184 / 2,184
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,184
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,339	95.85	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	104.02	Total Misc Impr	+ 7,894
Roofing Adj	+ 4.54	Garage Cost	+
Subfloor Adj	+ -2.43	Total RCN	= 282,816
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 138,580
Plumbing Adj	+ 7.11	Lump Sums	+ 18,114
Basement Adj	+ 0.00	RCNLD	= 162,350
Adj Base Cost	= 125.88	Lot Value	+ 142,497
Total Area	x 2,184	Indicated Value	= 304,847
Adjusted Cost	= 274,922	Value Per SqFt	139.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,350		
Lot Value	142,497		
Indicated Value	304,847	139.58	Per SqFt
Agland Value			
Site Improvements	24,636		
Total Value	329,483	150.86	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	6636	15x15		225	10.13		2,279
WODC	WOOD DECK - COVERED	6637	876		876	29.54	30%	18,114



Rogers

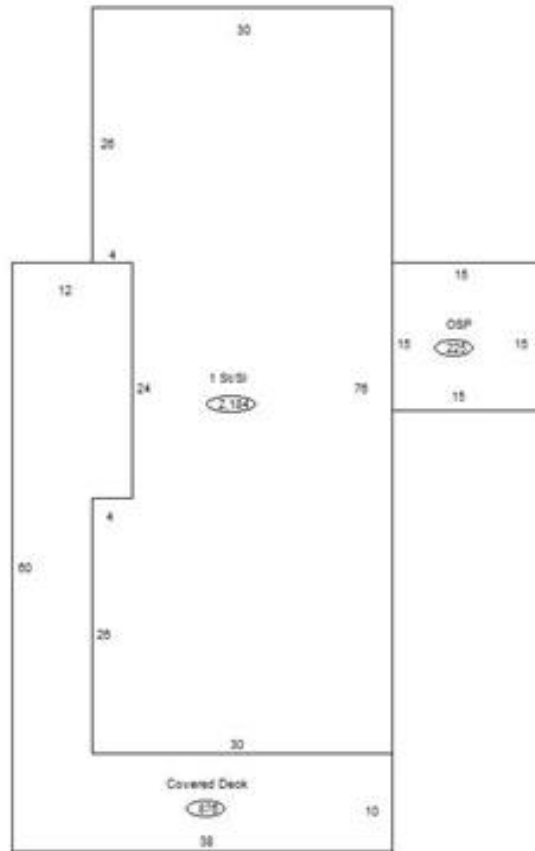
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Sketch Image

660002456



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,184	1.000	2,184
2	M	PATO		13	Open Slab	225	1.000	225
3	M	WODC		13	WODC	876	1.000	876
Total Building Area						2,184		2,184



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	30x20x8	Dirt		600
	Qual	0	Cond 0	Year 2022	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (11.51 x 600)		6,906		6,906	6,906
	SHDS	Shed - Small	10x8x5			80
	Qual	0	Cond 0	Year 2021	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (32.01 x 80)		2,561		2,561	2,561
	UTIL	Shop/Slab	40x30x8	Concrete	Formed Metal	1,200
	Qual	2	Cond 2	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
	Base Cost (29.55 x 1,200)		35,460		35,460	17,730