



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:58:41
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002464 Parcel ID 21N17E-03-4-00000-000-0000 Cadastral ID 03-21-17-01600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 338096 ROBISON, AMANDA &/OR ALYSSA ROBISON 500 S LYNN RIGGS BLVD PMB 315 CLAREMORE OK 74017-0000 Parcel Location Situs 19822 S 4230 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 3 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660002464_003.JPG 5/22/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 0.75 Non-Ag Acres 2.4004 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 104,561.00 x .43 = 44,523 Factor Value Adjustments 1.0000 Lot Value 44,523		 <p>660002464_003.JPG 5/22/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32

660002464_003.JPG 5/22/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	96,347	84.51	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	93.77	Total Misc Impr	+	0	
Roofing Adj	+ 4.26	Garage Cost	+		
Subfloor Adj	+ 2.50	Total RCN	=	129,128	
Heat/Cool Adj	+ 1.65	Depreciation (44%)	-	56,816	
Plumbing Adj	+ 11.09	Lump Sums	+	4,790	
Basement Adj	+ 0.00	RCNLD	=	77,102	
Adj Base Cost	= 113.27	Lot Value	+	44,523	
Total Area	x 1,140	Indicated Value	=	121,625	
Adjusted Cost	= 129,128	Value Per SqFt		106.69	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,102		
Lot Value	44,523		
Indicated Value	121,625	106.69	Per SqFt
Agland Value			
Site Improvements	9,785		
Total Value	131,410	115.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	6645	6x2		12	48.18	45%	318
WODO	WOOD DECK - OPEN	6646	20x12		240	17.86	45%	2,358
WODO	WOOD DECK - OPEN	135264	24x8		192	20.02	45%	2,114



Rogers

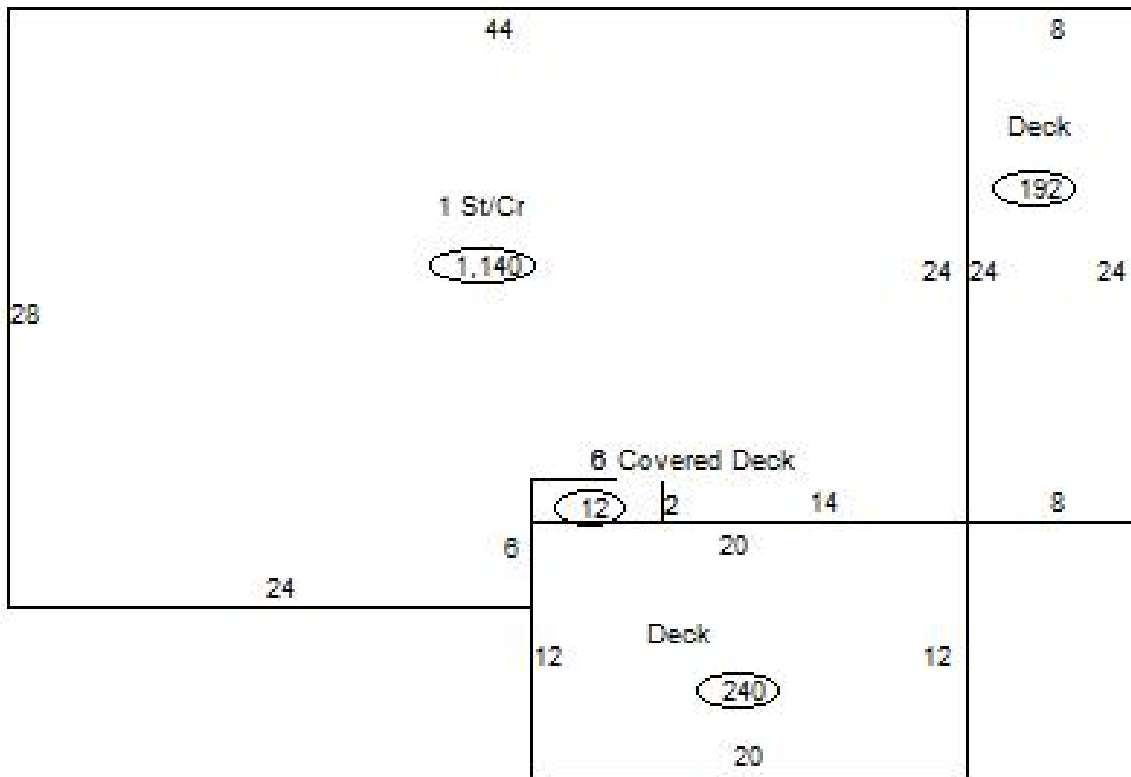
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Sketch Image

660002464



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,140	1.000	1,140
2	M	WODC		13	WODC	12	1.000	12
3	M	WODO		13	WODO	240	1.000	240
4	M	WODO		13	WODO	192	1.000	192
Total Building Area						1,140		1,140



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			576
	Qual 2	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 576)		18,017	18,017	9,009	9,008
	LF	LOAFING SHED	8x24x0			192
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 192)		818	818	41	777