




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003286 Parcel ID 21N17E-04-4-00000-000-0000 Cadastral ID 04-21-17-00200 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 308593 BARTLES, EDWARD & CHARLOTTE B & CHRISTOPHER BARTLES 1214 DOUGLAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 18775 E 480 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 4 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>660003286 07/08/25</p> <p>660003286_001.JPG 7/14/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32259381 -95.49394117 2 AC TR PT OF S2 SE DESC AS: COMM SEC SEC 4; S ALG S/L 1287.29' TO POB; N 528'; N01-27-53W 527.78'; W 165.06'; S 528'; E 165.06' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.997 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 86,989.00 x .46 = 39,596 Factor Value Adjustments 1.0000 Lot Value 39,596		 <p>660003286 07/08/25</p> <p>660003286_001.JPG 7/14/2025</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	952 / 952
Style	100% One Story
HVAC	100% Floor Furnace 2 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1953 / 55

Cost Approach				Manual : 01/2025			
Base Cost	95.04	Total Misc Impr	+ 14,823				
Roofing Adj	+ 5.03	Garage Cost	+ 0				
Subfloor Adj	+ 2.45	Total RCN	= 119,000				
Heat/Cool Adj	+ 1.65	Depreciation (63%)	- 74,970				
Plumbing Adj	+ 5.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 44,030				
Adj Base Cost	= 109.43	Lot Value	+ 39,596				
Total Area	x 952	Indicated Value	= 83,626				
Adjusted Cost	= 104,177	Value Per SqFt	87.84				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	51,356	53.95	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,030		
Lot Value	39,596		
Indicated Value	83,626	87.84	Per SqFt
Agland Value			
Site Improvements	593		
Total Value	84,219	88.47	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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	8324	22x6		132	54.89		7,245
PRCH	SLAB PORCH - COVERED	8325	16x9		144	20.84		3,001



Rogers

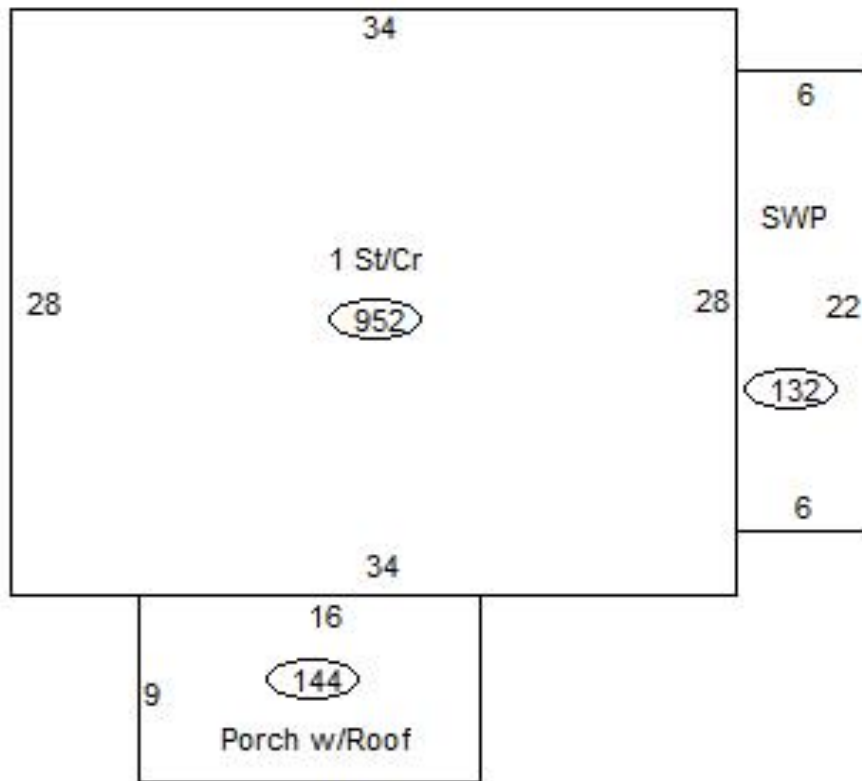
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Sketch Image

660003286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	952	1.000	952
2	M	EPSW		13	EPSW	132	1.000	132
3	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						952		952



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			247
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (85% Phys/ % Func)	RCNLD
Base Cost (16.00 x 247)		3,952		3,952	3,359	593