



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:16:50
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Assessment Data					Primary Image																																																																																																																				
Account 660003295 Parcel ID 21N17E-04-3-00000-000-0000 Cadastral ID 04-21-17-01000 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 294062 FERLING, CHARLES T 18213 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 18213 E 480 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 4 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660003295_001.JPG 7/14/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32277938 -95.50331171																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,280 / 2,304
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,280
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

Cost Approach				Manual : 01/2025			
Base Cost	90.86	Total Misc Impr	+ 36,951	Garage Cost	+ 22,205	Total RCN	= 329,968
Roofing Adj	+ 3.21	Depreciation (31%)	- 102,290	Lump Sums	+ 20,694	RCNLD	= 248,372
Subfloor Adj	+ -2.04	Lot Value	+ 248,372	Indicated Value	= 248,372	Value Per SqFt	107.80
Heat/Cool Adj	+ 14.47						
Plumbing Adj	+ 11.04						
Basement Adj	+ 0.00						
Adj Base Cost	= 117.54						
Total Area	x 2,304						
Adjusted Cost	= 270,812						

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test	Adusted R	0.8445
Indicated Value	289,450	125.63	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach	Improvements	248,372
Lot Value		Indicated Value	248,372
		107.80	Per SqFt
Agland Value	960	Site Improvements	
Total Value	249,332	108.22	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	8349	24x16		384	28.20		10,829
WODC	WOOD DECK - COVERED	8350	680		680	33.35	25%	17,009
PRCH	SLAB PORCH - COVERED	8352	30x24		720	27.35		19,692
WODO	WOOD DECK - OPEN	135265	14x14		196	25.07	25%	3,685



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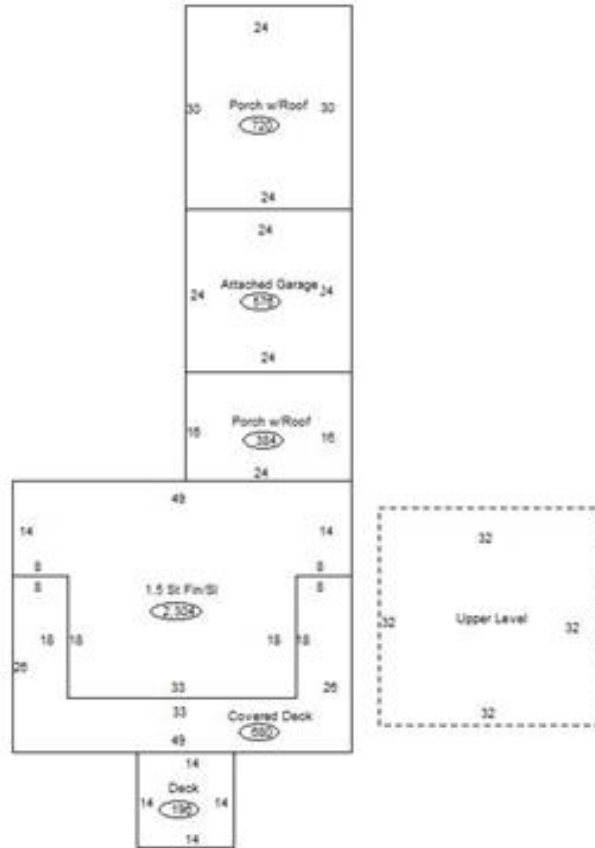
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Sketch Image

660003295



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	1,280	1.800	2,304
2	M	PRCH		20	SLBC	384	1.000	384
3	M	WODC		20	WODC	680	1.000	680
4	U	^UL	Overhang	20	Upper Level	1,024	1.000	1,024
5	M	PRCH		20	SLBC	720	1.000	720
6	G	1		20	Attached Garage	576	1.000	576
7	M	WODO		20	WODO	196	1.000	196
Total Building Area						1,280		2,304



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Agland Inventory

660003295

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.000	192	192	960	960
NTV PST Totals						5.000			960	960
Total Agland						5.000			960	960