



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660003297 Parcel ID 21N17E-04-3-00000-000-0000 Cadastral ID 04-21-17-01200 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 51484 BOSTICK, GEORGE M 18065 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 18065 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																																																																																																																									
Legal Description S2 SW SW SW Lat/Long: 36.32232636 -95.50611511																																																																																																																									
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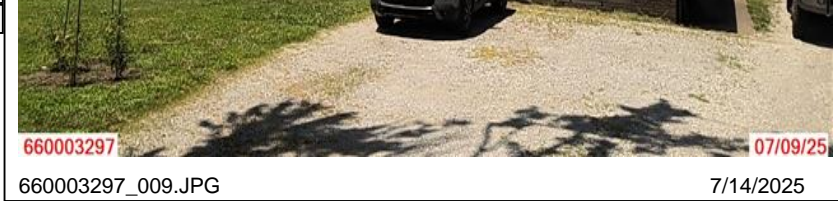
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 15000 Non-Ag Acres 5.1027 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 222,272.00 x .35 = 77,482 Factor Value Adjustments 1.0000 Lot Value 77,482		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,060 / 2,060
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,073	82.07	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	112.30	Total Misc Impr	+	8,415			
Roofing Adj	+ 4.66	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	285,567			
Heat/Cool Adj	+ 12.64	Depreciation (52%)	-	148,495			
Plumbing Adj	+ 4.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,072			
Adj Base Cost	= 134.54	Lot Value	+	77,482			
Total Area	x 2,060	Indicated Value	=	214,554			
Adjusted Cost	= 277,152	Value Per SqFt		104.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,072		
Lot Value	77,482		
Indicated Value	214,554	104.15	Per SqFt
Agland Value			
Site Improvements	5,569		
Total Value	220,123	106.86	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
PRCH	SLAB PORCH - COVERED	8355	20x5		100	26.62		2,662
PATO	SLAB PORCH - OPEN	149332	4x3		12	11.48		138



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	40x16x8	Dirt	Formed Metal	640	
	Qual 2	Cond 2	Year 2024	Eff Age 2			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (6.01 x 640)		3,846		3,846	385	3,461
	UTIL	SHOP BUILDING	0x0x0			1,152	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 70% Func)	RCNLD	
	Base Cost (30.50 x 1,152)		35,136		35,136	33,028	2,108
	BARN	BARN	0x0x0			1,584	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 100% Func)	RCNLD	
	Base Cost (9.69 x 1,584)		15,349		15,349	15,349	
	BARN	BARN	0x0x0			432	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 100% Func)	RCNLD	
	Base Cost (10.48 x 432)		4,527		4,527	4,527	
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						