




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:10:52  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003300 <b>Parcel ID</b> 21N17E-04-2-00000-000-0000 <b>Cadastral ID</b> 04-21-17-01500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 311685 LOHMANN, MELISSA R  19185 S 4210 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19185 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9.37 - Acres <b>Sec/Twn/Rng</b> 4 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>660003300 07/11/25</p> <p>660003300_006.JPG 7/14/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33378147 -95.50613307 TR LOT 4 BEG: NW/C; S ALG W/ BNDRY/L 617.70' POB, E 659.16' S 618 01'; W 659.39'; PT ON W/BNDRY/L; N ALG W/BNDRY/L 617.70' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		<p>660003300 07/11/25</p> <p>660003300_006.JPG 7/14/2025</p>
Lot Count		
Units Buildable		
Non-Ag Acres	9.53	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	415,125.00 x .32 = 131,481	
Factor Value		
Adjustments	1.0000	
Lot Value	131,481	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Metal
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	
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

Cost Approach		Manual : 01/2025	
Base Cost	93.82	Total Misc Impr	+ 25,931
Roofing Adj	+ 4.19	Garage Cost	+ 0
Subfloor Adj	+ 1.09	Total RCN	= 192,234
Heat/Cool Adj	+ 0.00	Depreciation ( 42%)	- 80,738
Plumbing Adj	+ 9.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,496
Adj Base Cost	= 108.27	Lot Value	+ 131,481
Total Area	x 1,536	Indicated Value	= 242,977
Adjusted Cost	= 166,303	Value Per SqFt	158.19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	141,831	92.34	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,496		
Lot Value	131,481		
Indicated Value	242,977	158.19	Per SqFt
Agland Value			
Site Improvements	16,989		
Total Value	259,966	169.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	8361	28x11		308	61.09		18,816
PRCH	SLAB PORCH - COVERED	8362	48x4		192	23.59		4,529
LNT0	Lean To - Attached	172629	36x8		288	8.98		2,586



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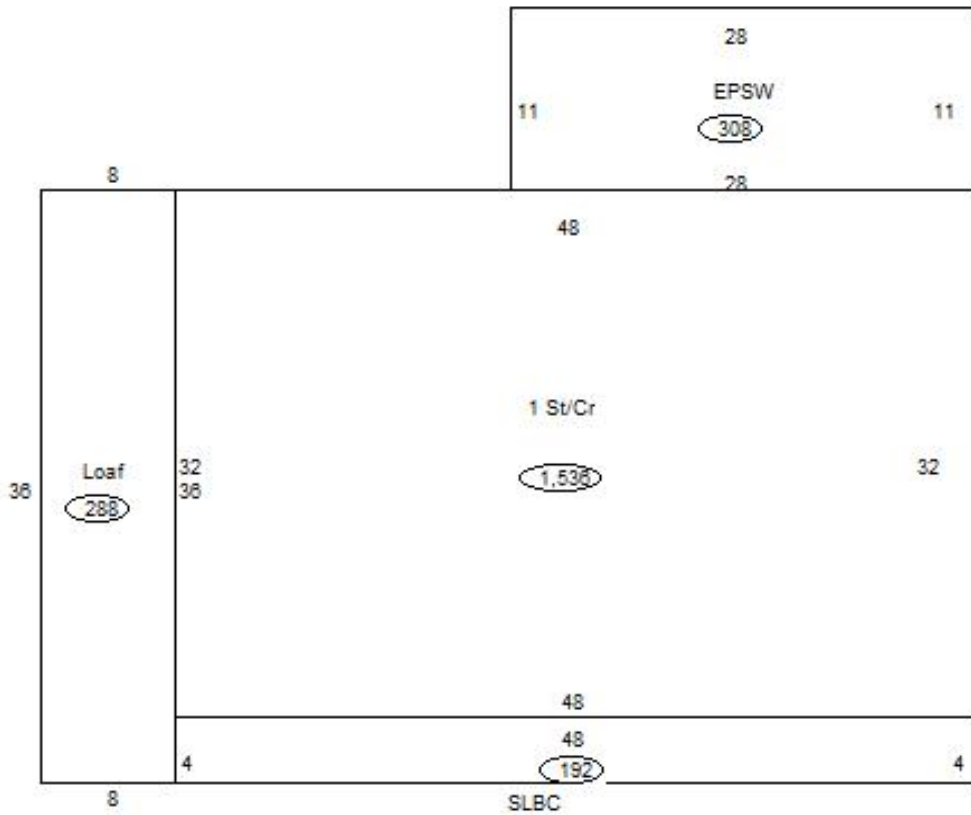
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Sketch Image

660003300



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,536	1.000	1,536
2	M	EPSW		13	EPSW	308	1.000	308
3	M	PRCH		13	SLBC	192	1.000	192
4	M	LNT0		13	LNT0	288	1.000	288
<b>Total Building Area</b>						1,536		1,536



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			320	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 320)	934		934	374	560
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,600	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (16.00 x 1,600)	25,600		25,600	10,240	15,360
	LF	LOAFING SHED	12x22x0			264	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 264)	1,125		1,125	56	1,069
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					