



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:07:03
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Assessment Data					Primary Image																																																																																																																				
Account 660003325 Parcel ID 22N16E-04-3-00000-000-0000 Cadastral ID 04-22-16-00700 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 264875 DOWDEN, WILLIAM RONALD & MARJORIE LEONA & PATRICIA FORD 12391 E 420 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 12431 E 420 RD Subdivision Lot/Block / Parcel Size 2.2 - Acres Sec/Twn/Rng 4 / 22 / 16 / 3 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.40929664 -95.60695445					Building Permits																																																																																																																				
TR IN E2 SW BEG AT PT 1320.35' N OF SW/C OF E2 SW; TH N TO NW/COF E2 SW; TH E 1321.16'; TH S 2204.47'; TH W 100'; TH S 435.6'; THW 208.71'; TH N 208.71'; TH W 104.35' TH S 208.71'; TH W 104'; TH N334.50'; TH W TO PT 424.84' E OF W/L SE SW; TH N 985.35'; TH W 424.89' TO POB'					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 6040 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.5067	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	109,193.00 x .38 = 41,441	
Factor Value		
Adjustments	1.0000	
Lot Value	41,441	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Metal 10% Frame, Siding, Wo
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 62



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-1\IMG_002: 11/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	84,904	65.31	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	86.85	Total Misc Impr	+	15,013			
Roofing Adj	+ 4.61	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	155,309			
Heat/Cool Adj	+ 10.30	Depreciation (69%)	-	107,163			
Plumbing Adj	+ 3.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	48,146			
Adj Base Cost	= 107.92	Lot Value	+	41,441			
Total Area	x 1,300	Indicated Value	=	89,587			
Adjusted Cost	= 140,296	Value Per SqFt		68.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,146		
Lot Value	41,441		
Indicated Value	89,587	68.91	Per SqFt
Agland Value			
Site Improvements	8,433		
Total Value	98,020	75.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8391	12x4		48	21.14		1,015
EPSW	ENCLOSED PORCH - SOLID WALL	8392	26x10		260	53.84		13,998



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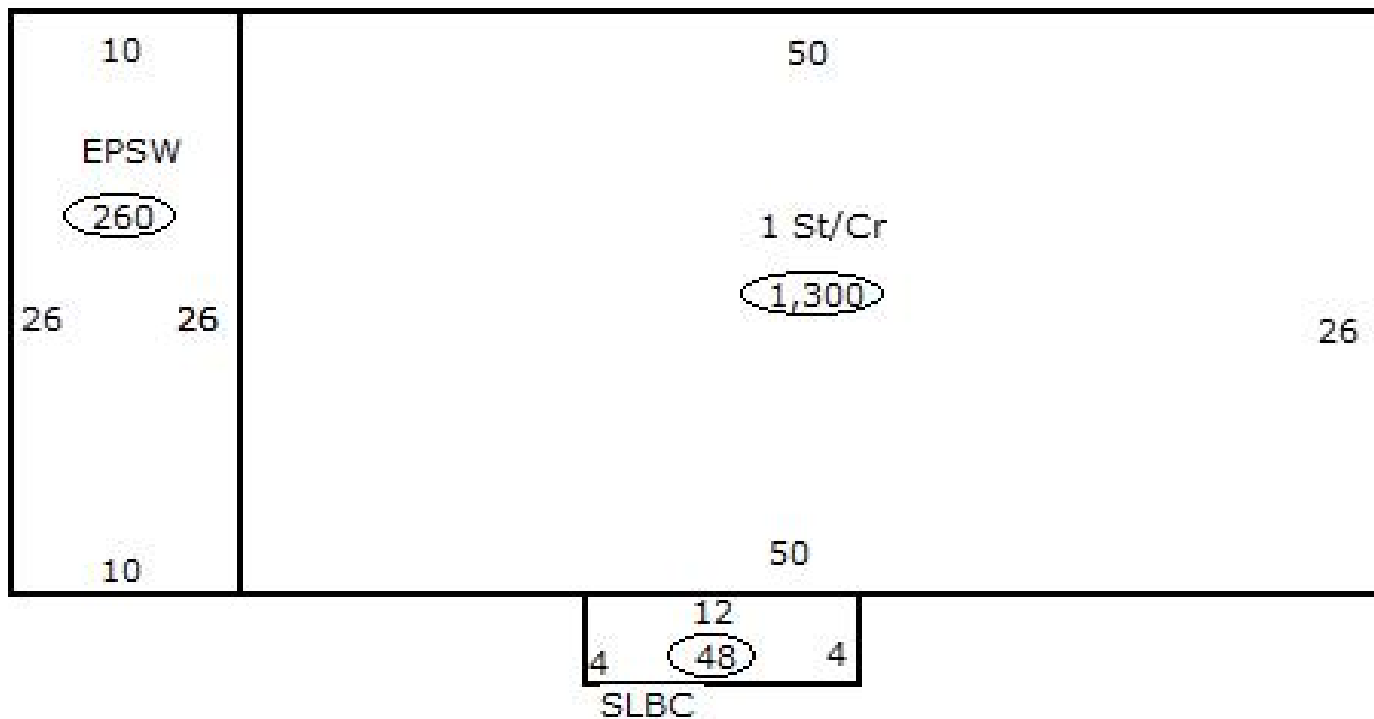
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Sketch Image

660003325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,300	1.000	1,300
2	M	PRCH		13	SLBC	48	1.000	48
3	M	EPSW		13	EPSW	260	1.000	260
Total Building Area						1,300		1,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x24x0			384
	Qual 2	Cond 3	Year 2015	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 384)		1,797		1,797		1,797
	BARN	BARN	14x26x0			364
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (10.48 x 364)		3,815		3,815	3,052	763
	BARN	BARN	20x30x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (10.48 x 600)		6,288		6,288	5,030	1,258
	LF	LOAFING SHED	14x20x0			280
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (4.26 x 280)		1,193		1,193	775	418
	BARN	BARN	22x24x0			528
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (12.32 x 528)		6,505		6,505	2,602	3,903
	LT	LEAN-TO	16x18x0			288
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (2.92 x 288)		841		841	547	294