




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004427 <b>Parcel ID</b> 21N17E-05-4-00000-000-0000 <b>Cadastral ID</b> 05-21-17-00600 <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> 311898 GUERIN, JAMES L & PAULA  19744 S 4210 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19744 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 17 / 4 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>660004427 07/30/25</p> <p>660004427_001.JPG 8/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32595230 -95.50836910																																																																																																																									
<b>E2 S2 S2 NE SE</b>					<b>Building Permits</b> <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 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5 <b>Non-Ag Acres</b> 5.1031 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 222,292.00 x .35 = 77,488 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 77,488		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	2,116 / 2,116
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,116
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

660004427	07/30/25
660004427_001.JPG	8/11/2025

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	239,138	113.01	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.34	<b>Total Misc Impr</b>	+	13,412			
<b>Roofing Adj</b>	+ 4.42	<b>Garage Cost</b>	+	14,498			
<b>Subfloor Adj</b>	+ -2.12	<b>Total RCN</b>	=	272,541			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	-	117,193			
<b>Plumbing Adj</b>	+ 7.33	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	155,348			
<b>Adj Base Cost</b>	= 115.61	<b>Lot Value</b>	+	77,488			
<b>Total Area</b>	x 2,116	<b>Indicated Value</b>	=	232,836			
<b>Adjusted Cost</b>	= 244,631	<b>Value Per SqFt</b>		110.04			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	155,348		
<b>Lot Value</b>	77,488		
<b>Indicated Value</b>	232,836	110.04	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	17,316		
<b>Total Value</b>	250,152	118.22	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	11464	30x10		300	25.99		7,797



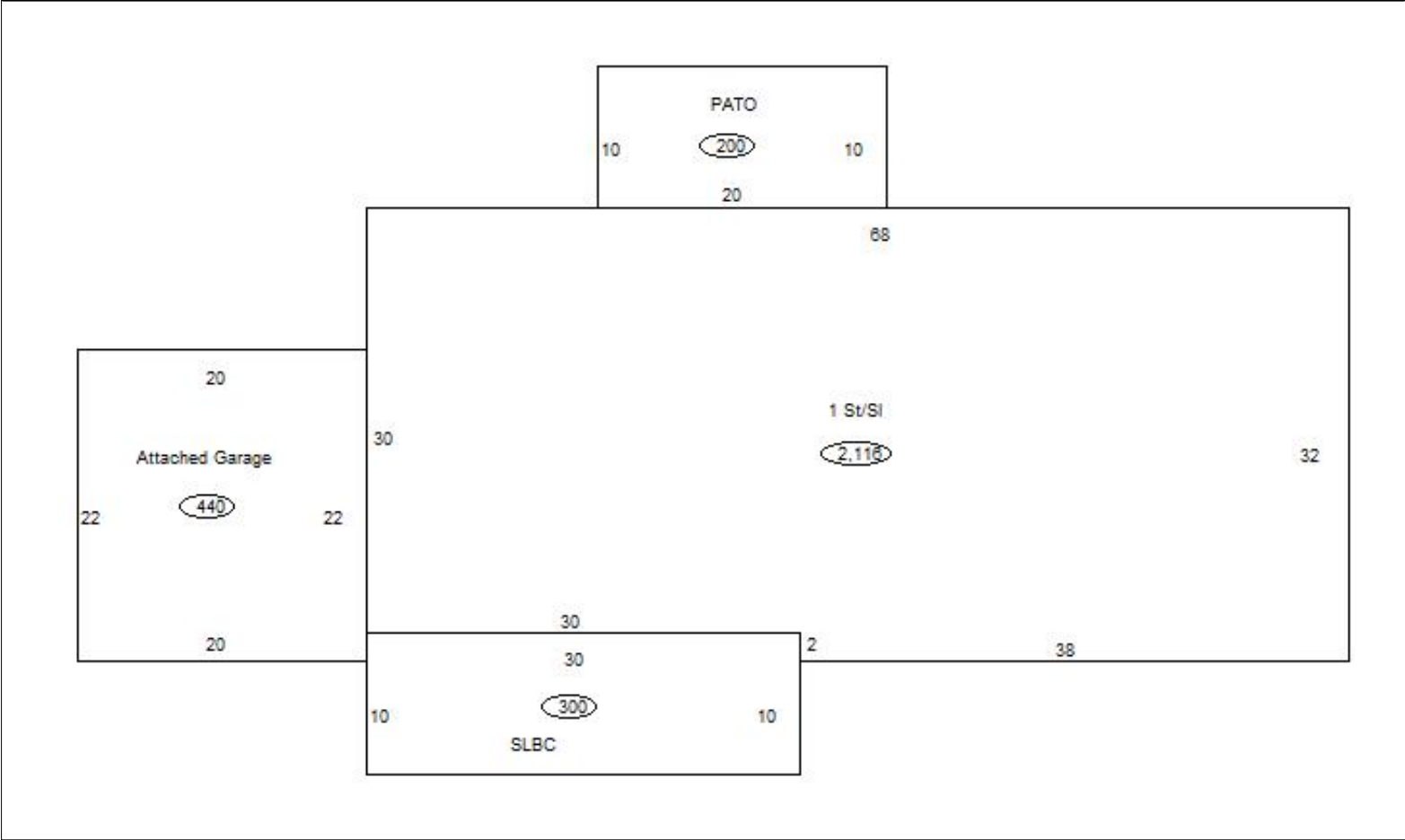
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**Sketch Image**

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,116	1.000	2,116
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	300	1.000	300
4	O	PATO		13	PATO	200	1.000	200
<b>Total Building Area</b>						2,116		2,116



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	40x24x8	Concrete	Composition Shingle	960
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 960)	15,360	15,360	154	15,206
	PATO	ENCLOSED PORCH - KNEEWALL SCREEN	10x20x0			200
	Qual 0	Cond 0	Year 0	Eff Age 0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (10.55 x 200)	2,110	2,110		2,110