



# 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	660008048				<p>\\tsclient\T\TOMMY DUNLAP\New folder (522)\IMG_0005.JPG 11/7/2025</p>				
Parcel ID	21N17E-08-4-00000-000-0000								
Cadastral ID	08-21-17-00200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	272534								
BELL, ROBERT S									
17955 E HWY 20 CLAREMORE OK 74019-0000									
Parcel Location									
Situs	17955 E HWY 20								
Subdivision									
Lot/Block	/	Parcel Size	25.78 - Acres						
Sec/Twn/Rng	8 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.31237074 -95.50958008									
TR IN NE SE DESC AS; COMM NE/C NE SE, TH S 395.53' TO POB, TH S88-30-32W 1321.52' TO W/L NE SE, TH S 892.96' TO NLY ROW HWY 20, TH ALG CUR TO RT (R 7385.09') 155.85' ALG SD ROW, TH N86-34 59E 959.78' ALG ROW, TH N01-18-57W 167.55', TH N88- 24-11E 208.71' TH N01-18-57W 666.29' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21-POSS MED MARI GROWER	05/2020	09/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1249/882	EHRHARDT, RUBY ALICE TRUST OF C	09/26/2000	436,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2001	Land Value	4,353	4,353	11%	Assessed	27,507	2,704.49	
Year Frozen	0	Improvements	320,565	245,713		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	324,918	250,066		Total Taxable	26,507	2,616.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660008048	BELL, ROBERT S	94	242,783	1000	25,706	2,537.00		
2024	2024-660008048	BELL, ROBERT S	94	254,908	1000	26,897	2,831.00		
2023	2023-660008048	BELL, ROBERT S & JESSE RENE	94	246,229	1000	26,085	2,801.00		
2022	2022-660008048	BELL, ROBERT S & JESSE RENE	94	250,036	1000	26,504	2,873.00		
2021	2021-660008048	BELL, ROBERT S & JESSE RENE	94	240,850	1000	25,494	2,672.00		
2020	2020-660008048	BELL, ROBERT S & JESSE RENE	94	241,975	1000	24,927	2,606.00		
2019	2019-660008048	BELL, ROBERT S & JESSE RENE	94	228,832	1000	24,172	2,492.00		
2018	2018-660008048	BELL, ROBERT S & JESSE RENE	94	236,692	1000	24,873	2,590.00		
2017	2017-660008048	BELL, ROBERT S & JESSE RENE	94	234,579	1000	24,120	2,480.00		
2016	2016-660008048	BELL, ROBERT S & JESSE RENE	94	227,778	1000	23,388	2,395.00		
2015	2015-660008048	BELL, ROBERT S & JESSE RENE	94	219,565	1000	22,678	2,372.00		
2014	2014-660008048	BELL, ROBERT S & JESSE RENE	94	226,601	1000	21,988	2,258.00		
2013	2013-660008048	BELL, ROBERT S & JESSE RENE	94	241,406	1000	21,319	2,157.00		



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,716 / 3,232
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,716
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	958 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	314,799
Lot Value	
Indicated Value	314,799 97.40 Per SqFt
Agland Value	4,353
Site Improvements	5,766
Total Value	324,918 100.53 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.17	Total Misc Impr	+ 44,348
Roofing Adj	+ 4.82	Garage Cost	+ 43,512
Subfloor Adj	+ -3.74	Total RCN	= 499,681
Heat/Cool Adj	+ 16.31	Depreciation ( 37%)	- 184,882
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 314,799
Adj Base Cost	= 127.42	Lot Value	+ 314,799
Total Area	x 3,232	Indicated Value	= 314,799
Adjusted Cost	= 411,821	Value Per SqFt	97.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	18926	24x14		336	31.83		10,695
PRCH	SLAB PORCH - COVERED	18927	646		646	30.86		19,936
PATO	SLAB PORCH - OPEN	18928	22x14		308	11.09		3,416
PATO	SLAB PORCH - OPEN	18929	18x14		252	12.13		3,057
SHLT	STORM SHELTER-UG			1 2021	1	0.00		



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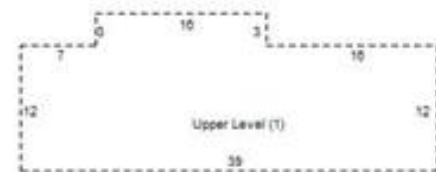
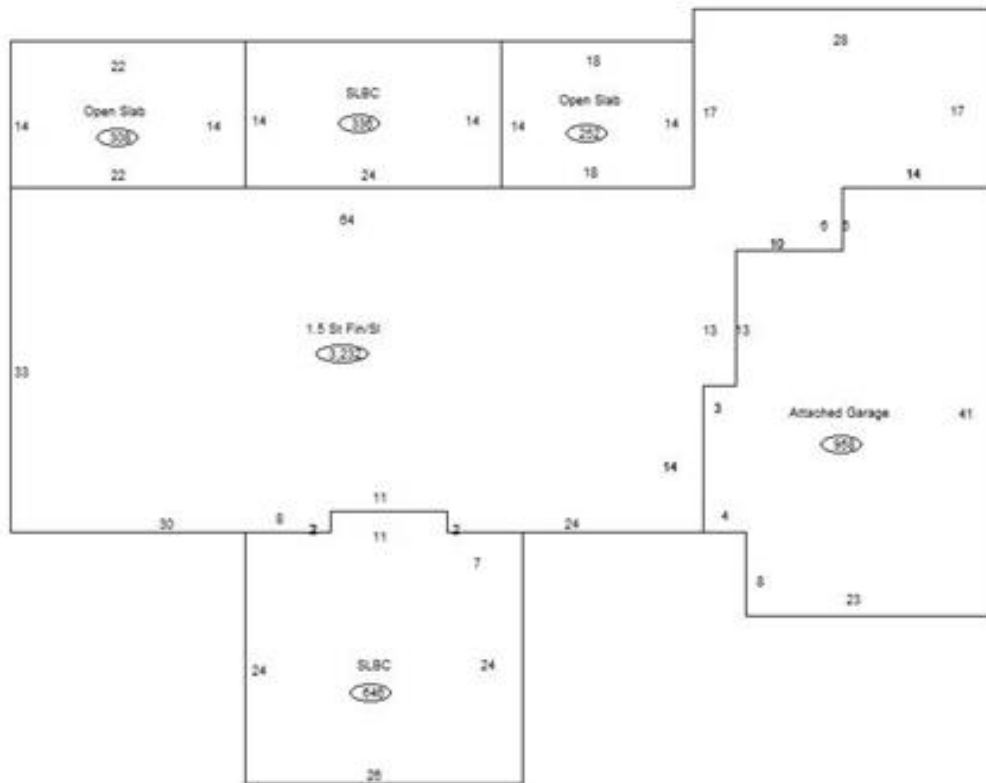
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,716	1.190	3,232
2	G	1		13	Attached Garage	958	1.000	958
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	646	1.000	646
5	M	PATO		13	Open Slab	308	1.000	308
6	M	PATO		13	Open Slab	252	1.000	252
7	U	^UL		13	Upper Level (1)	516	1.000	516
<b>Total Building Area</b>						<b>2,716</b>		<b>3,232</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	20x40x0			800	
	Qual	3	Cond 3	Year	2013	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 800)		3,408		3,408	102	3,306
	STA	STG AVG	0x0x0			1,512	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.02 x 1,512)		10,614		10,614	10,614	
	LF	LOAFING SHED	0x0x0			690	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 690)		2,939		2,939	1,910	1,029
	LF	LOAFING SHED	12x16x0			192	
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 192)		818		818	818	
	LF	LOAFING SHED	12x16x0			192	
	Qual		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 (4.26 x 192)		818		818		818
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.61 x )						
	LF	LOAFING SHED	12x12x0			144	
	Qual		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 (4.26 x 144)		613		613		613



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHLT	STORM SHELTER	0x0x0			
	Qual	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 (0.00 x )						



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	3.000	72	72	216	216
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	1.000	53	53	53	53
<b>NTV PST Totals</b>						4.000			269	269
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	5.780	143	143	825	825
CO	COLLINSVILLE STONY LOAM	IMP PST	22		0	2.000	62	62	123	123
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	14.000	224	224	3,136	3,136
<b>IMP PST Totals</b>						21.780			4,084	4,084
<b>Total Agland</b>						25.780			4,353	4,353