




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660008193 Parcel ID 000000-00-0-00132-001-0026 Cadastral ID 08-21-17-02290 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 283605 MURPHY, SEAN A 20459 S 4200 RD CLAREMORE OK 74019-4288 Parcel Location Situs 20459 S 4200 RD Subdivision CAREFREE VALLEY WEST Lot/Block 0026 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660008193_003.JPG 10/14/2025</p>																																																																																																																				
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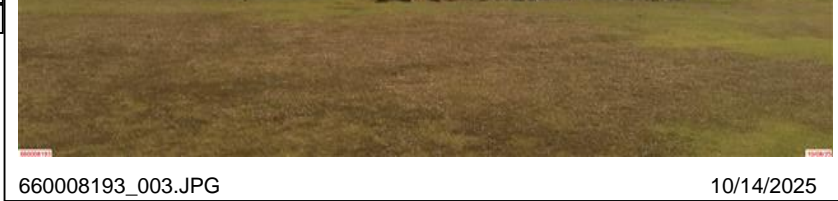
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 4.49 Non-Ag Acres 3.422 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 149,062.00 x .66 = 97,670 Factor Value Adjustments 1.1907 Lot Value 116,293		 <p>660008193_003.JPG 10/14/2025</p>

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	2,680 / 4,020
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,680
Fixture/RghIn	26 /
Bed/F/H Bath	6 / 6.5 /
Basement Area	
Garage Type	878 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	646,699	160.87	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.06	Total Misc Impr	+ 22,282				
Roofing Adj	+ 3.83	Garage Cost	+ 39,879				
Subfloor Adj	+ -2.99	Total RCN	= 575,234				
Heat/Cool Adj	+ 16.31	Depreciation (17%)	- 97,790				
Plumbing Adj	+ 11.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 477,444				
Adj Base Cost	= 127.63	Lot Value	+ 116,293				
Total Area	x 4,020	Indicated Value	= 593,737				
Adjusted Cost	= 513,073	Value Per SqFt	147.70				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	477,444		
Lot Value	116,293		
Indicated Value	593,737	147.70	Per SqFt
Agland Value			
Site Improvements	118,595		
Total Value	712,332	177.20	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	19334	140		140	32.63		4,568
PATO	SLAB PORCH - OPEN	19335	68		68	14.39		979
PRCH	SLAB PORCH - COVERED	19337	9x5		45	33.05		1,487
ODFP	Outdoor Fireplace/Firepit			1	1	4,196.11		4,196
GENR	Generator - Residential Standby			1	1	3,808.00		3,808



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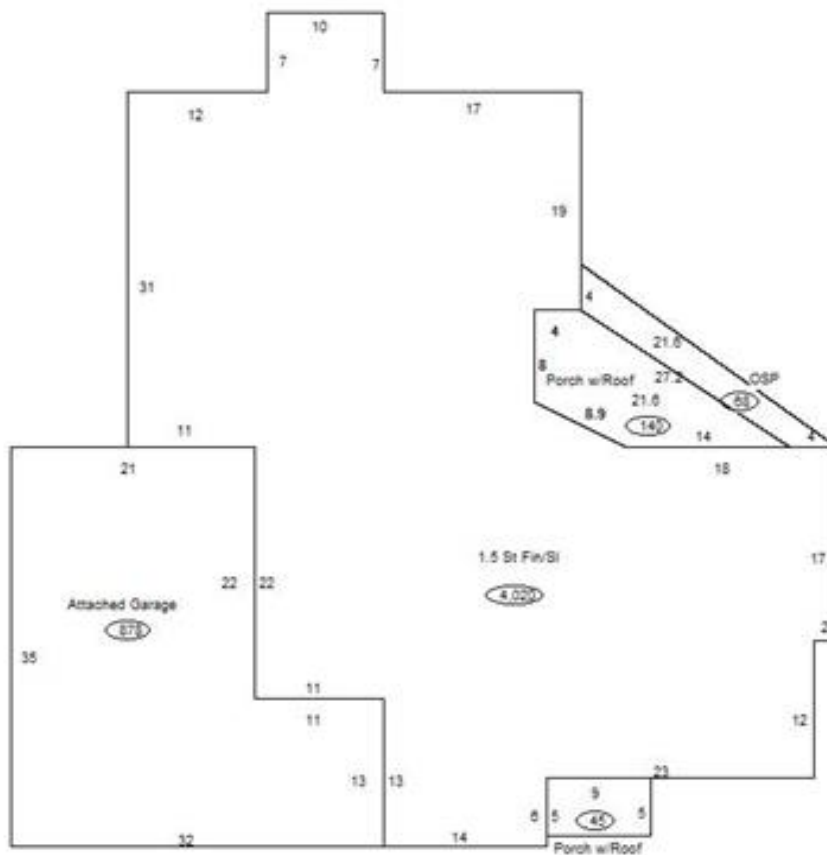
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Sketch Image

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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/Sl	2,680	1.500	4,020
2	M	PRCH		13	SLBC	140	1.000	140
3	M	PATO		13	Open Slab	68	1.000	68
4	G	1		13	Attached Garage	878	1.000	878
5	M	PRCH		13	SLBC	45	1.000	45
Total Building Area						2,680		4,020



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	36x21x8	Plank	Formed Metal	756
	Qual	4	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (36.79 x 756)		27,813	27,813	1,391	26,422
	PRCH	Porch	21x10x8	Plank	Formed Metal	210
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (26.27 x 210)		5,517	5,517	828	4,689
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	17,700	12,300
	RPH	Res. Pool House	21x15x0			315
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (25.00 x 315)		7,875	7,875	1,811	6,064
	UTIL	SHOP BUILDING	0x0x0			5,000
	Qual	2	Cond 3	Year 2004	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (23.04 x 5,000)		115,200	115,200	46,080	69,120