




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:26:14
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Assessment Data					Primary Image																																																																																																																				
Account 660010084 Parcel ID 21N17E-09-4-00000-000-0000 Cadastral ID 09-21-17-01500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 269853 BURNS, ROBBIE KIRK 20502 S 4215 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20502 S 4215 RD Subdivision Lot/Block / Parcel Size 3.95 - Acres Sec/Twn/Rng 9 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-19\IMG_ 4/20/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.31423719 -95.49709654																																																																																																																									
N 273.5' E 627' NW NW SE					Building Permits <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	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,376 / 1,376
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	1,376
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-19\IMG_ 4/20/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	85.23	Total Misc Impr	+	2,674			
Roofing Adj	+ 4.55	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	131,220			
Heat/Cool Adj	+ 0.00	Depreciation (59%)	-	77,420			
Plumbing Adj	+ 3.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	53,800			
Adj Base Cost	= 93.42	Lot Value	+				
Total Area	x 1,376	Indicated Value	=	53,800			
Adjusted Cost	= 128,546	Value Per SqFt		39.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,800		
Lot Value			
Indicated Value	53,800	39.10	Per SqFt
Agland Value	653		
Site Improvements	12,085		
Total Value	66,538	48.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149498	16x8		128	20.89		2,674



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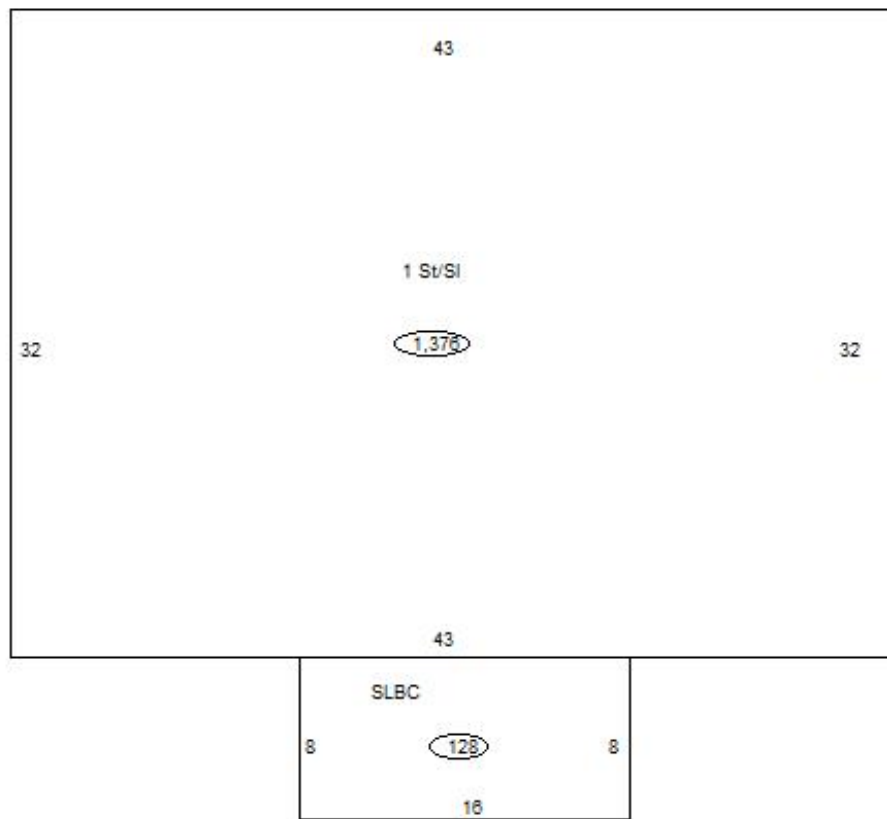
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Sketch Image

660010084



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,376	1.000	1,376
2	M	PRCH		10	SLBC	128	1.000	128
Total Building Area						1,376		1,376



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 240)	701		701	245	456
	LT	LEAN-TO	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 240)	701		701	245	456
	DTGF	DETACHED GARAGE FAIR	0x0x0			432	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 432)	6,912		6,912	2,419	4,493
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	GA	GAZEBO AVG	0x0x0			1	
	Qual	3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (8,350.00 x 1)	8,350		8,350	1,670	6,680



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			1.450	165	165	240	240
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.050	84	84	88	88
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			1.450	224	224	325	325
IMP PST Totals						3.950			653	653
Total Agland						3.950			653	653