



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:39:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011008 Parcel ID 21N17E-10-1-00000-000-0000 Cadastral ID 10-21-17-00600 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 290402 GLEASON, HENRY DAVID & CAROL J 20012 S 4230 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20012 S 4230 RD Subdivision Lot/Block / Parcel Size 1.99 - Acres Sec/Twn/Rng 10 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32134050 -95.47169947 BEG; NE/C SEC; W 208'; S 416'; E 208'; N 416'					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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 Page 2

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		 <p>660011008 12/03/25</p> <p>660011008_003.JPG 12/9/2025</p>																																													
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2 - Fair Architecture Style 100% One Story Exterior Wall 50% Veneer, Stone 50% Frame, Siding, Vinyl Base/Total Area 1,780 / 1,780 Style 100% One Story HVAC 100% Wall Furnace Roof Cover 1 Composition Shingle Area on Slab 1,780 Fixture/RghIn 8 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 1970 / 42																																															
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																													
<table border="1"> <tr> <td>Base Cost</td> <td>89.48</td> <td>Total Misc Impr</td> <td>+</td> <td>12,968</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 3.72</td> <td>Garage Cost</td> <td>+</td> <td></td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 0.00</td> <td>Total RCN</td> <td>=</td> <td>189,580</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 0.76</td> <td>Depreciation (52%)</td> <td>-</td> <td>98,582</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 5.26</td> <td>Lump Sums</td> <td>+</td> <td>0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>=</td> <td>90,998</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 99.22</td> <td>Lot Value</td> <td>+</td> <td></td> </tr> <tr> <td>Total Area</td> <td>x 1,780</td> <td>Indicated Value</td> <td>=</td> <td>90,998</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 176,612</td> <td>Value Per SqFt</td> <td></td> <td>51.12</td> </tr> </table>		Base Cost	89.48	Total Misc Impr	+	12,968	Roofing Adj	+ 3.72	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	189,580	Heat/Cool Adj	+ 0.76	Depreciation (52%)	-	98,582	Plumbing Adj	+ 5.26	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	90,998	Adj Base Cost	= 99.22	Lot Value	+		Total Area	x 1,780	Indicated Value	=	90,998	Adjusted Cost	= 176,612	Value Per SqFt		51.12	Multiple Regression MRA Code Adjusted R Indicated Value
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		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																													
		Value Reconciliation Selected Approach Cost Approach Improvements 90,998 Lot Value Indicated Value 90,998 51.12 Per SqFt Aground Value 382 Site Improvements 32,924 Total Value 215,302 120.96 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	26454	52x8		416	20.17		8,391



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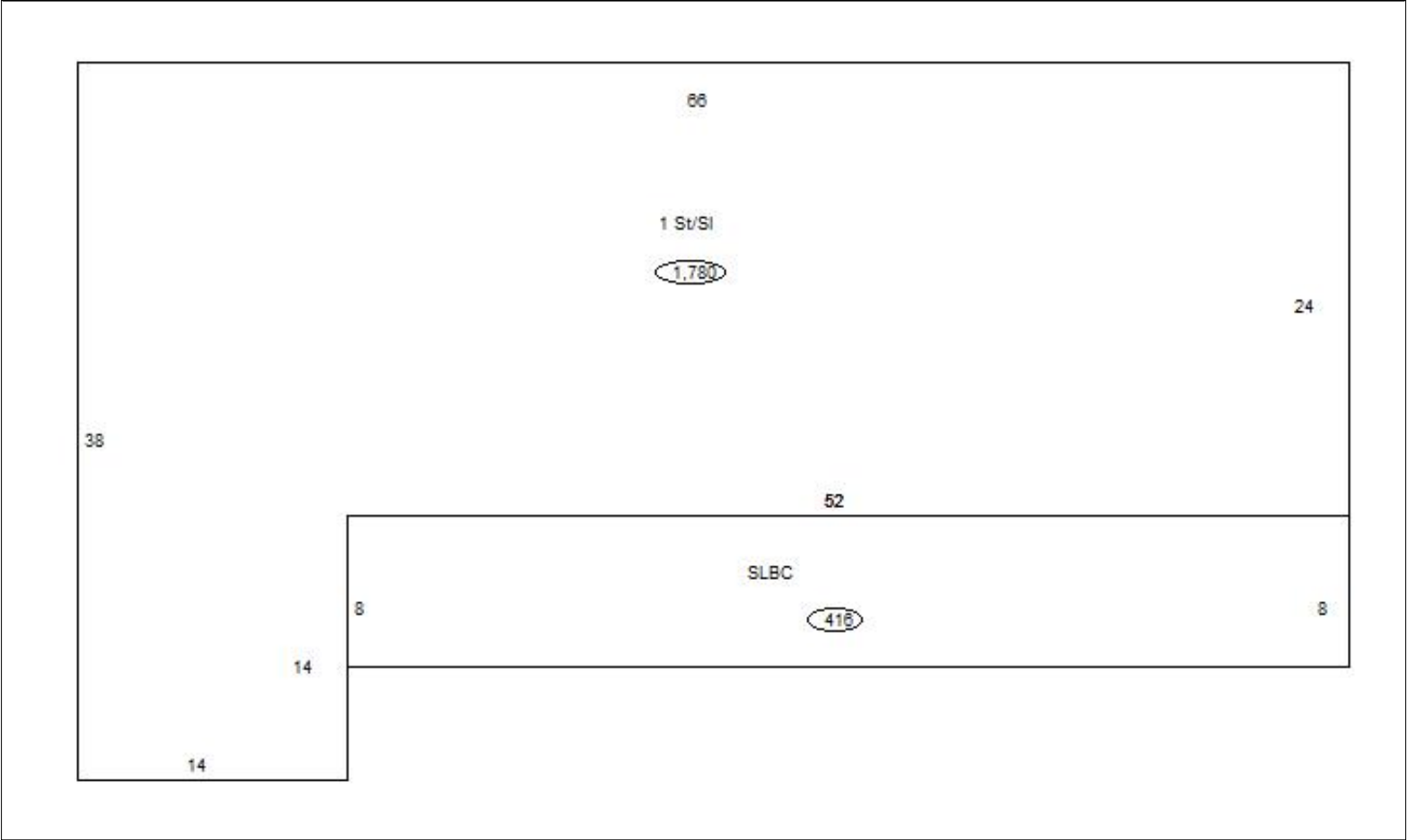
Date 04/17/2026

Time 07:39:36

Page 3

Sketch Image

660011008



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,780	1.000	1,780
2	M	PRCH		10	SLBC	416	1.000	416
Total Building Area						1,780		1,780



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Date 04/17/2026
Time 07:39:36
Page 4

660011008

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG STG GOOD		30x30x0			900
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 900)	8,424		8,424	4,633	3,791
	GRDT GARAGE - DETACHED		0x0x0			1,426
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 1,426)	38,844		38,844	9,711	29,133
	BARN BARN		80x42x0			3,360
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (9.16 x 3,360)	30,778		30,778	30,778	



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Date 04/17/2026
Time 07:39:36
Page 5

Agland Inventory

660011008

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.990	192	192	382	382
NTV PST Totals						1.990			382	382
Total Agland						1.990			382	382