



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 660011013 Parcel ID 21N17E-10-1-00000-000-0000 Cadastral ID 10-21-17-01200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 320640 HUDEC, BELINDA JANE & JOHN VINCENT OATH PROTECTION TRUST 19832 E 480 RD CLAREMORE OK 74019-4007 Parcel Location Situs 19832 E 480 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 10 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32008279 -95.47470975																																																																																																																									
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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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,978 / 3,978
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,978
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,008 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

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	89.04	Total Misc Impr	+ 33,764
Roofing Adj	+ 4.21	Garage Cost	+ 37,639
Subfloor Adj	+ -1.95	Total RCN	= 503,056
Heat/Cool Adj	+ 12.64	Depreciation (4%)	- 20,122
Plumbing Adj	+ 4.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 482,934
Adj Base Cost	= 108.51	Lot Value	+ 482,934
Total Area	x 3,978	Indicated Value	= 482,934
Adjusted Cost	= 431,653	Value Per SqFt	121.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	482,934		
Lot Value			
Indicated Value	482,934	121.40	Per SqFt
Agland Value	2,734		
Site Improvements	100,268		
Total Value	585,936	147.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153209	1218		1,218	23.93		29,147
PRCH	Slab Porch - Covered	153210	175		175	26.38		4,617

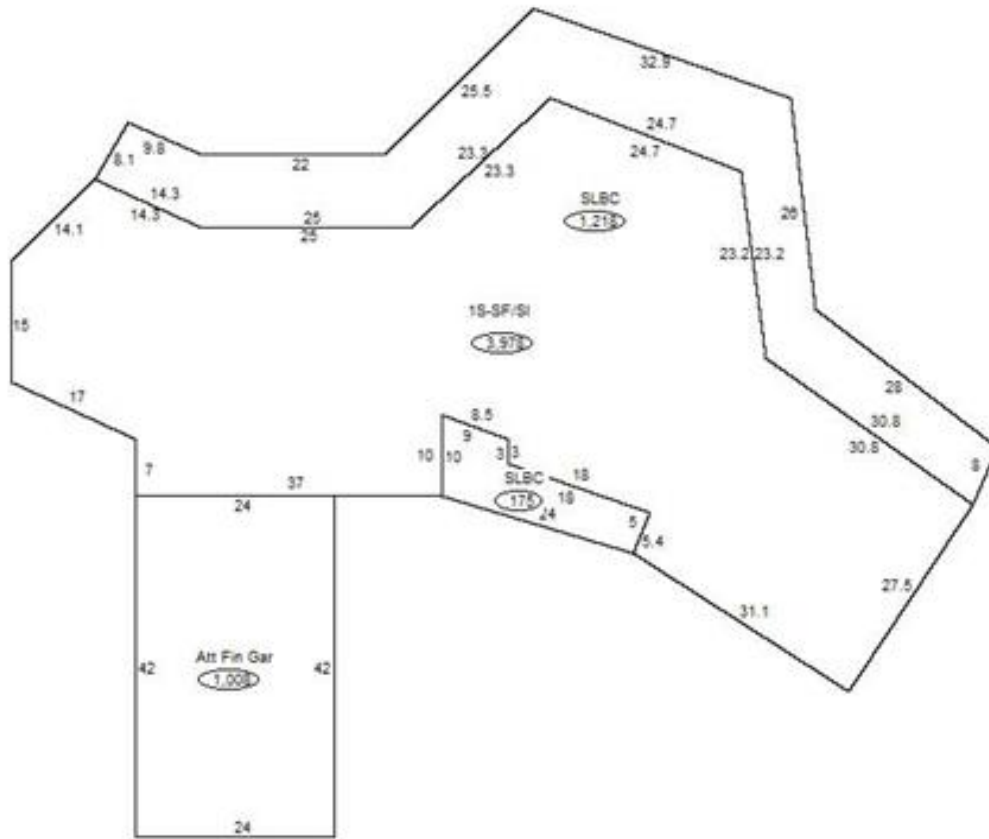


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,978	1.000	3,978
2	G	5		20	Att Fin Gar	1,008	1.000	1,008
3	M	PRCH		20	SLBC	1,218	1.000	1,218
4	M	PRCH		20	SLBC	175	1.000	175
Total Building Area						3,978		3,978



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	STF	STG FAIR	16x8x0			128		
	Qual	2	Cond	Year	2021	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
	Base Cost (4.68 x 128)		599		599	599		
	UTIL	SHOP BUILDING	30x16x0			480		
	Qual	3	Cond	3	Year	2018	Eff Age	6
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD	
	Base Cost (34.24 x 480)		16,435		16,435	1,808	14,627	
	UTIL	SHOP BUILDING	90x40x0			3,600		
	Qual	3	Cond	3	Year	2018	Eff Age	6
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD	
	Base Cost (26.40 x 3,600)		95,040		95,040	10,454	84,586	
	CP	CARPORT DIRT	0x0x0					
	Qual		Cond		Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
	Base Cost (3.50 x)							
	CP	CARPORT DIRT	0x0x0					
	Qual		Cond		Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
	Base Cost (3.50 x)							
	WODC	WOOD DECK - COVERED	0x0x0					
	Qual		Cond		Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
	Base Cost (29.72 x)							
	LNT0	LEAN TO - ATTACHED	12x4x0			48		
	Qual		Cond		Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD	
	Base Cost (9.50 x 48)		456		456	456		



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	9.000	122	122	1,102	1,102
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	4.000	72	72	288	288
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	7.000	192	192	1,344	1,344
NTV PST Totals						20.000			2,734	2,734
Total Agland						20.000			2,734	2,734