



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 660011048 Parcel ID 000000-00-0-00204-001-0014 Cadastral ID 10-21-17-03340 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 312812 MARTIN, THERON PO BOX 713 COLLINSVILLE OK 74021-0000 Parcel Location Situs 20852 E SHANNON DR Subdivision COUNTRY AIRE ESTATES Lot/Block 0014 / 0001 Parcel Size .86 - Lots Sec/Twn/Rng 10 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660011048 12/09/25</p> <p>660011048_003.JPG 12/9/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.30925564 -95.48895430																																																																																																																									
LOT 14 LESS TR BEG NW/C LOT 14 TH SELY ALG N/L LOT 14 456.88' TO NE/C, S ALG E/L 33.60', N 86-03-42 W 456.88' TO W/L, TH N ALG W/L 33.60' TO POB BLOCK 1 COUNTRY AIRE ESTATES					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	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 106,350.00 x .40 = 43,050 Factor Value Adjustments Lot Value 43,050		 <p>660011048 12/09/25</p> <p>660011048_003.JPG 12/9/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,512 / 3,024
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,512
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	748 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 359,298 118.82 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	80.07	Total Misc Impr	+ 22,872	Roofing Adj	+ 2.43	Garage Cost	+ 22,283
Subfloor Adj	+ -1.15	Total RCN	= 351,577	Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 112,505
Plumbing Adj	+ 7.34	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 239,072
Adj Base Cost	= 101.33	Lot Value	+ 43,050	Total Area	x 3,024	Indicated Value	= 282,122
		Value Per SqFt	93.29	Adjusted Cost	= 306,422		

Value Reconciliation
Selected Approach Cost Approach Improvements 239,072 Lot Value 43,050 Indicated Value 282,122 93.29 Per SqFt Agland Value Site Improvements 30,855 Total Value 312,977 103.50 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	26520	450		450	25.52		11,484
PRCH	SLAB PORCH - COVERED	26521	44x5		220	26.24		5,773



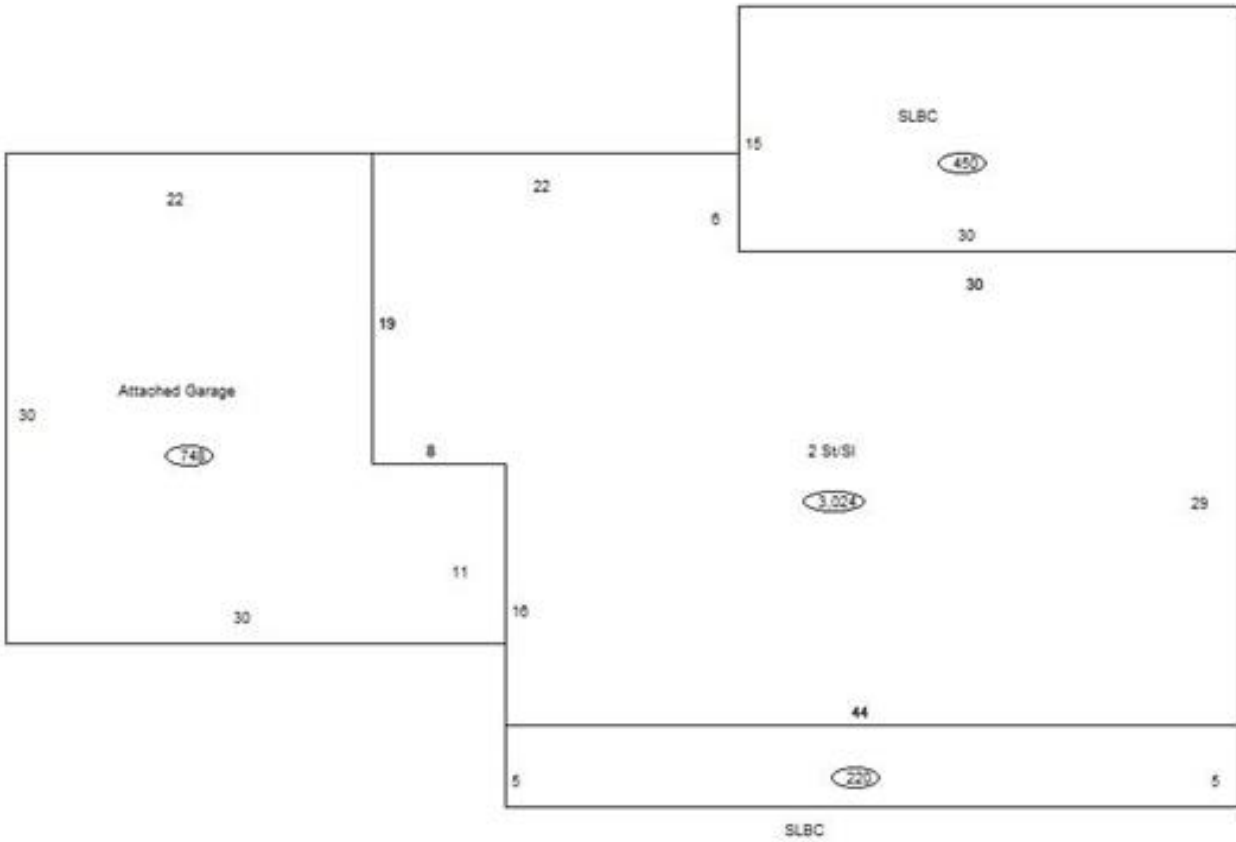
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,512	2.000	3,024
2	G	1		10	Attached Garage	748	1.000	748
3	M	PRCH		10	SLBC	450	1.000	450
4	M	PRCH		10	SLBC	220	1.000	220
Total Building Area						1,512		3,024



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2005	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	5,445	30,855