



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011064 <b>Parcel ID</b> 000000-00-0-00459-003-0002 <b>Cadastral ID</b> 10-21-17-03500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 49654 HANES, DOTTIE ANN  TRUSTEE 20406 S LITTLE FOX DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20406 S LITTLE FOX DR <b>Subdivision</b> LITTLE FOX ESTATES <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 17 / 5 <b>Neighborhood</b> 1061 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660011064 12/04/25</p> <p>660011064_002.JPG 12/9/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31689402 -95.48429236 LOT 2 BLOCK 3 LITTLE FOX ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.3593 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 102,771.00 x .41 = 42,334 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 42,334		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	DMH LOWER VALUED MH
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	1,236 / 1,236
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,236
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	2 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	264 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2012 / 14

660011064	12/04/25
660011064_002.JPG	12/9/2025

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	150,423	121.70	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	63.56	<b>Total Misc Impr</b>	+ 11,838				
<b>Roofing Adj</b>	+ 4.78	<b>Garage Cost</b>	+ 7,408				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 129,102				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 18%)</b>	- 23,238				
<b>Plumbing Adj</b>	+ 10.24	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 105,864				
<b>Adj Base Cost</b>	= 88.88	<b>Lot Value</b>	+ 42,334				
<b>Total Area</b>	x 1,236	<b>Indicated Value</b>	= 148,198				
<b>Adjusted Cost</b>	= 109,856	<b>Value Per SqFt</b>	119.90				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	105,864		
<b>Lot Value</b>	42,334		
<b>Indicated Value</b>	148,198	119.90	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	281		
<b>Total Value</b>	148,479	120.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116589	50x12		600	19.73		11,838



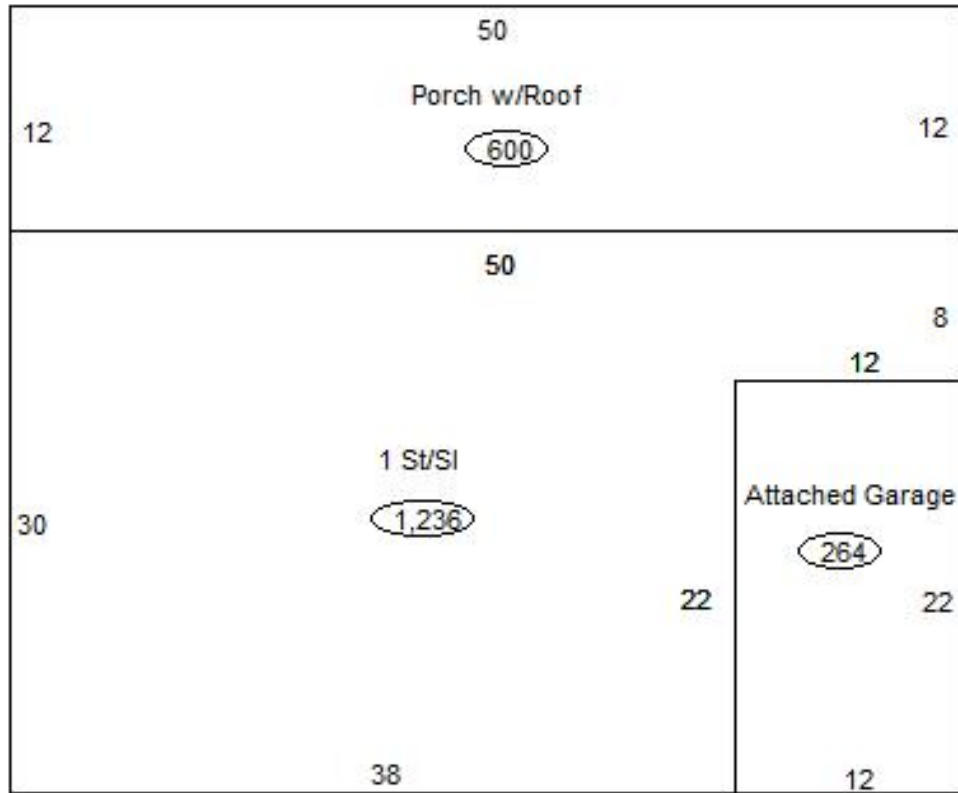
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,236	1.000	1,236
2	G	1		13	Attached Garage	264	1.000	264
3	M	PRCH		13	SLBC	600	1.000	600
<b>Total Building Area</b>						1,236		1,236



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	12x10x0			120	
	Qual	2	Cond	Year	2021	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 120)		562			562	281	281
	BARN	BARN	0x0x0				
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (11.51 x )							