



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:09:12
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Assessment Data					Primary Image																																																																																																																				
Account 660011065 Parcel ID 000000-00-0-00459-003-0003 Cadastral ID 10-21-17-03510 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 49654 HANES, DOTTIE ANN TRUSTEE 20406 S LITTLE FOX DR CLAREMORE OK 74019-0000 Parcel Location Situs 20456 S LITTLE FOX DR Subdivision LITTLE FOX ESTATES Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660011065_004.JPG 12/9/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.31597701 -95.48428548																																																																																																																									
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.2898 Topography Street Access Utilities Amenities LAND QUALITY 5 Method Square-Foot Base Lot Value 99,745.00 x .42 = 41,729 Factor Value -10,432 Adjustments Lot Value 31,297		<p>660011065_004.JPG 12/9/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 74

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	76,580 66.48 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	78.82	Total Misc Impr	+ 0				
Roofing Adj	+ 3.74	Garage Cost	+ 0				
Subfloor Adj	+ 2.37	Total RCN	= 113,368				
Heat/Cool Adj	+ 9.48	Depreciation (79%)	- 89,561				
Plumbing Adj	+ 4.00	Lump Sums	+ 4,580				
Basement Adj	+ 0.00	RCNLD	= 28,387				
Adj Base Cost	= 98.41	Lot Value	+ 31,297				
Total Area	x 1,152	Indicated Value	= 59,684				
Adjusted Cost	= 113,368	Value Per SqFt	51.81				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	28,387
Lot Value	31,297
Indicated Value	59,684 51.81 Per SqFt
Agland Value	
Site Improvements	27,992
Total Value	87,676 76.11 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	WOOD DECK - OPEN	26541	6x6		36	24.17	870
WODO	WOOD DECK - OPEN	26542	164		164	19.02	3,119
WODO	WOOD DECK - OPEN	26543	6x4		24	24.61	591



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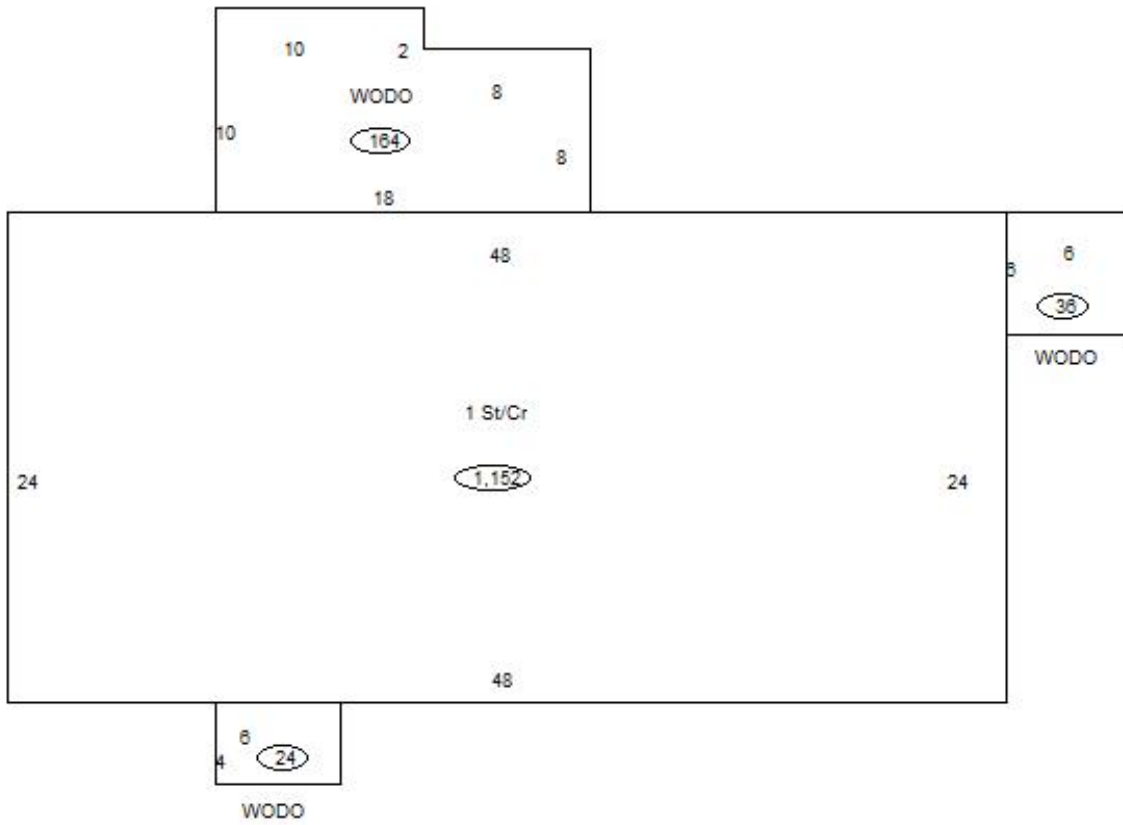
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
2	M	WODO		10	WODO	36	1.000	36
3	M	WODO		10	WODO	164	1.000	164
4	M	WODO		10	WODO	24	1.000	24
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)		43,065	43,065	15,073	27,992
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					