



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:05:51  
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Assessment Data	Primary Image
<b>Account</b> 660011070 <b>Parcel ID</b> 000000-00-0-00789-001-0001 <b>Cadastral ID</b> 10-21-17-03570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RUWA VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 30564 RURAL WATER DIST #7	<p>660011070 12/02/25</p>

20352 S 4230 RD  
 CLAREMORE OK 74019-0000

**Parcel Location**  
**Situs** 20352 S 4230 RD  
**Subdivision** SUNNY ACRES  
**Lot/Block** 0001 / 0001 **Parcel Size** 1 - Lots  
**Sec/Twn/Rng** 10 / 21 / 17 / 5  
**Neighborhood** 2117 - UNPLATTED  
**School District** S006 - SEQUOYAH SCHOOLS

660011070\_004.JPG 12/9/2025

Legal Description	Lat/Long: 36.31678881 -95.47226595	Building Permits										
LOT 1 BLOCK 1 SUNNY ACRES		<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					
Number	Description	Opened	Closed	Amount								

Exemptions	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value 46,886	0	11%	0	Assessed	0	0.00	
Year Frozen	0	Improvements 160,872	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 207,758	0		0	Total Taxable	0	0.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660011070	RURAL WATER DIST #7	94	215,189	0		.00	
2024	2024-660011070	RURAL WATER DIST #7	94	126,584	0		.00	
2023	2023-660011070	RURAL WATER DIST #7	94	186,761	0		.00	
2022	2022-660011070	RURAL WATER DIST #7	94	165,590	0		.00	
2021	2021-660011070	RURAL WATER DIST #7	94	165,590	0		.00	
2020	2020-660011070	RURAL WATER DIST #7	94	165,590	0		.00	
2019	2019-660011070	RURAL WATER DIST #7	94	165,590	0		.00	
2018	2018-660011070	RURAL WATER DIST #7	94	164,745	0		.00	
2017	2017-660011070	RURAL WATER DIST #7	94	164,745	0		.00	
2016	2016-660011070	RURAL WATER DIST #7	94	164,745	0		.00	
2015	2015-660011070	RURAL WATER DIST #7	94	22,012	0		.00	
2014	2014-660011070	RURAL WATER DIST #7	94	22,012	0		.00	
2013	2013-660011070	RURAL WATER DIST #7	94	22,012	0		.00	



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	0			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	LAND QUALITY			
	0			
	0			
Value Model	4 NBHD 2117 #1			
Value Method	Square-Foot			
Base Lot Value	113,000.00 x .41 =			46,886
Factor Value	0			
Adjustments				
Lot Value	46,886			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1122714	
Total Building Area	3,800	Image Date	12/9/2025	
Total Base Value	375,940	Name	004.JPG	
Modifier Value		Description	660011070_004.JPG	
Misc Improvements				
Replacement Cost New	375,940			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	160,872			
Economic Depreciation				
RCNLD (All Sources)	160,872			
Depreciated Improvements				
Outbuilding Value				
Total Improvement Value	160,872			
Land Value	46,886			
Cost Approach Value	207,758	54.67/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	46,886	
Effective Gross Income (EGI)		Total Appraised Value	207,758 54.67/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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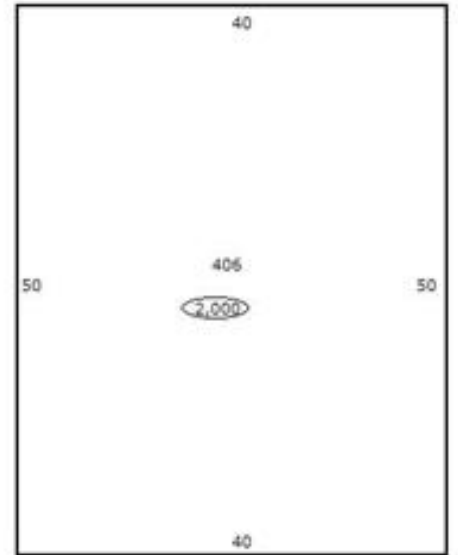
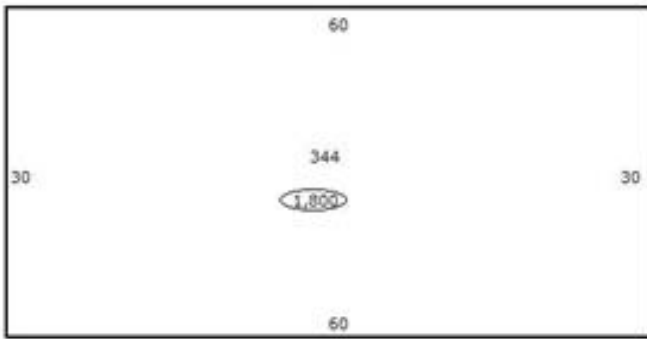
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### Sketch Image

660011070



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	1,800	1.000	1,800
2	C	406		13	406	2,000	1.000	2,000
<b>Total Building Area</b>						<b>3,800</b>		<b>3,800</b>



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Account 660011070  
Parcel ID 000000-00-0-00789-001-0001  
Cadastral ID 10-21-17-03570

Tax Area Code 94  
Property Class RUWA  
Owners Name RURAL WATER DIST #7

### Building Data

Building ID 121  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,800  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1960  
Effective Age 33  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 85.82  
Wall Cost 37.74  
HVAC Cost 14.54  
Basement Cost 0.00  
Total Base Cost 138.10  
Total Area 1,800  
Base RCN 248,580  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 248,580  
Physical Depreciation 65%  
Functional Depreciation  
Total Depreciation 65% (161,577)  
Total RCNLD 87,003  
Lump Sums  
Total Building Value 87,003 \$ 48.34 Per SqFt



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Account 660011070  
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Cadastral ID 10-21-17-03570

Tax Area Code 94  
Property Class RUWA  
Owners Name RURAL WATER DIST #7

### Building Data

Building ID 3600  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,000  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1985  
Effective Age 21  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.93  
Wall Cost 20.75  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 63.68  
Total Area 2,000  
Base RCN 127,360  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 127,360  
Physical Depreciation 42%  
Functional Depreciation  
Total Depreciation 42% (53,491)  
Total RCNLD 73,869  
Lump Sums  
Total Building Value 73,869 \$ 36.93 Per SqFt