




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 660011071 Parcel ID 000000-00-0-00789-001-0002 Cadastral ID 10-21-17-03580 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 49794 SMITH, BARBARA CHARLENE 20313 S 4230 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20313 S 4230 RD Subdivision SUNNY ACRES Lot/Block 0002 / 0001 Parcel Size 2.531 - Lots Sec/Twn/Rng 10 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-27\IMG_ 4/27/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size Lot Count Units Buildable 2.531 Non-Ag Acres 2.5141 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 109,513.00 x .40 = 43,683 Factor Value Adjustments Lot Value 43,683		<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-27\IMG_ 4/27/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,089 / 1,089
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,089
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 48

Cost Approach				Manual : 01/2025			
Base Cost	109.03	Total Misc Impr	+ 12,615	Roofing Adj	+ 4.67	Garage Cost	+ 13,810
Subfloor Adj	+ -1.22	Total RCN	= 166,982	Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 91,840
Plumbing Adj	+ 5.12	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 75,142
Adj Base Cost	= 129.07	Lot Value	+ 43,683	Total Area	x 1,089	Indicated Value	= 118,825
		Value Per SqFt	109.11	Adjusted Cost	= 140,557		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	136,699	125.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	22,300		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,142		
Lot Value	43,683		
Indicated Value	118,825	109.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	118,825	109.11	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	26546	9x6		54	24.10		1,301
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	26547	20x12		240	25.91		6,218



Rogers

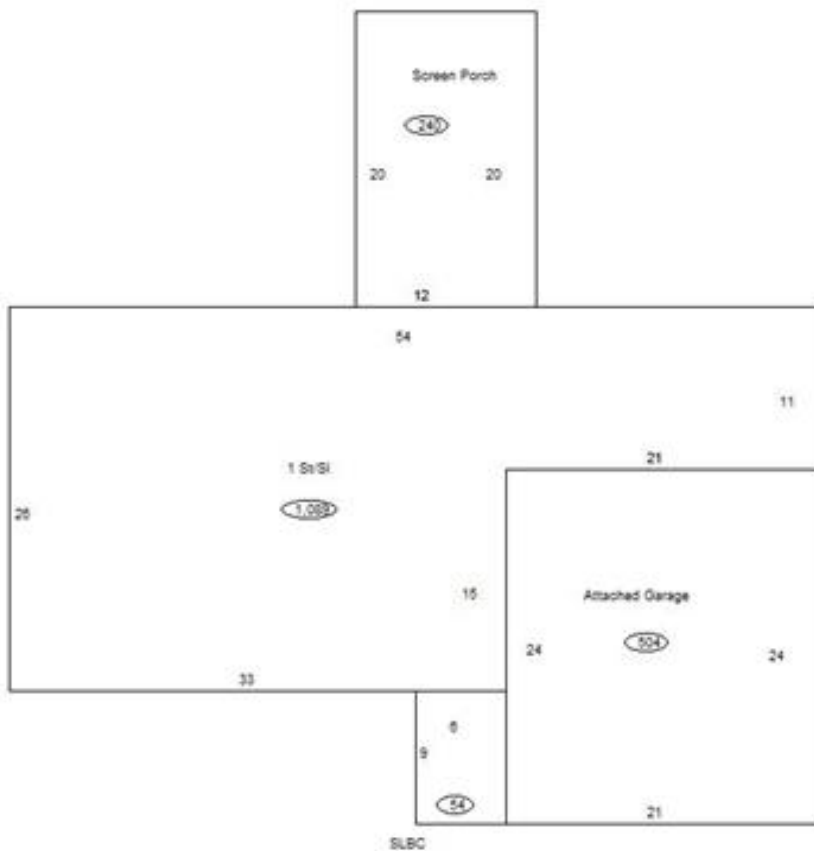
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,089	1.000	1,089
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	54	1.000	54
4	M	EPKS		10	Screen Porch	240	1.000	240
Total Building Area						1,089		1,089



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					
	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)					