




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:00:16
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Assessment Data					Primary Image														
Account 660011080 Parcel ID 000000-00-0-00789-002-0003 Cadastral ID 10-21-17-03670 Property Type REAL - Real Property Property Class RUWA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 342937 ROGERS COUNTY RWD #7 20352 S 4230 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19898 E SUNNY LN Subdivision SUNNY ACRES Lot/Block 0003 / 0002 Parcel Size .5 - Lots Sec/Twn/Rng 10 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p>660011080 12/02/25</p> <p>660011080_001.JPG 12/9/2025</p>														
Legal Description Lat/Long: 36.31603148 -95.47224275																			
E2 LOT 3 BLOCK 2 SUNNY ACRES					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	TIPTON, CHARLES	10/20/2023	145,000	1										
					2625/742	MERZ, KELLY A &	04/14/2017	113,000	YES										
					1950/836	POLSON, SHARON L	04/24/2008	110,000	YES										
					1053/509	HILL, DAVID M & DEBRA L	01/30/1997	66,000	Yes										
					807/892			43,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2024		Land Value	27,036	0	11%	0	Assessed	0	0.00									
Year Frozen	0		Improvements	98,115	0		0	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	125,151	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	2025-660011080	ROGERS COUNTY RWD #7			94	120,245	0		.00										
2024	2024-660011080	ROGERS COUNTY RWD #7			94	105,500	0		.00										
2023	2023-660011080	TIPTON, CHARLES			94	110,097	0	12,111	1,293.00										
2022	2022-660011080	TIPTON, CHARLES			94	108,622	0	11,948	1,288.00										
2021	2021-660011080	TIPTON, CHARLES			94	115,565	0	12,712	1,324.00										
2020	2020-660011080	TIPTON, CHARLES			94	113,800	0	12,518	1,303.00										
2019	2019-660011080	TIPTON, CHARLES			94	109,611	0	12,057	1,237.00										
2018	2018-660011080	TIPTON, CHARLES			94	113,989	0	12,539	1,299.00										
2017	2017-660011080	TIPTON, CHARLES			94	106,747	1000	10,742	1,112.00										
2016	2016-660011080	MERZ, KELLY A &			94	104,317	1000	10,475	1,080.00										
2015	2015-660011080	MERZ, KELLY A &			94	102,476	1000	10,228	1,077.00										
2014	2014-660011080	MERZ, KELLY A &			94	103,268	1000	9,901	1,022.00										
2013	2013-660011080	MERZ, KELLY A &			94	98,244	1000	9,583	976.00										



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Lot Data		Square-Foot - NBHD 1061 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	56,700.00 x .48 = 27,036		
Factor Value			
Adjustments	0.0000		
Lot Value	27,036		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	120,013 78.13 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	219,550 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.88	Total Misc Impr	+ 1,253
Roofing Adj	+ 4.19	Garage Cost	+ 0
Subfloor Adj	+ -1.09	Total RCN	= 175,205
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 77,090
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 98,115
Adj Base Cost	= 113.25	Lot Value	+ 27,036
Total Area	x 1,536	Indicated Value	= 125,151
Adjusted Cost	= 173,952	Value Per SqFt	81.48

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	98,115
Lot Value	27,036
Indicated Value	125,151 81.48 Per SqFt
Agland Value	
Site Improvements	
Total Value	125,151 81.48 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2014	1	0.00	
PRCH	SLAB PORCH - COVERED	26566	13x4		52	24.10	1,253



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Sketch Image

660011080



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,536	1.000	1,536
2	M	PRCH		10	SLBC	52	1.000	52
Total Building Area						1,536		1,536