



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:09:27  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011081 <b>Parcel ID</b> 000000-00-0-00789-002-0004 <b>Cadastral ID</b> 10-21-17-03680 <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> 313296 HOWARD, CHERYL EILEEN MCGUIRE REVOCABLE LIVING TRUST  19724 E SUNNY LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19724 E SUNNY LN <b>Subdivision</b> SUNNY ACRES <b>Lot/Block</b> 0004 / 0002 <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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-4-29\IMG_005( 4/30/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.31544170 -95.47399451 LOT 4 BLOCK 2 SUNNY ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	7.98	
Non-Ag Acres	7.7265	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
Method	Square-Foot	
Base Lot Value	336,566.00 x .26 = 89,093	
Factor Value		
Adjustments		
Lot Value	89,093	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,679 / 2,279
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,679
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	327,130 143.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	15,590 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.67	Total Misc Impr	+ 33,856
Roofing Adj	+ 3.51	Garage Cost	+ 21,687
Subfloor Adj	+ -1.70	Total RCN	= 314,643
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	- 100,686
Plumbing Adj	+ 8.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 213,957
Adj Base Cost	= 113.69	Lot Value	+ 89,093
Total Area	x 2,279	Indicated Value	= 303,050
Adjusted Cost	= 259,100	Value Per SqFt	132.97

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	213,957
Lot Value	89,093
Indicated Value	303,050 132.97 Per SqFt
Agland Value	
Site Improvements	45,891
Total Value	348,941 153.11 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	26569	22x4		88	26.65		2,345
EPSW	ENCLOSED PORCH - SOLID WALL	26570	22x10		220	68.99		15,178
PATC	Patio - Covered	185542	24x22		528	15.05		7,946
CPAT	Carport - Attached	185543	16x16		256	10.83		2,772



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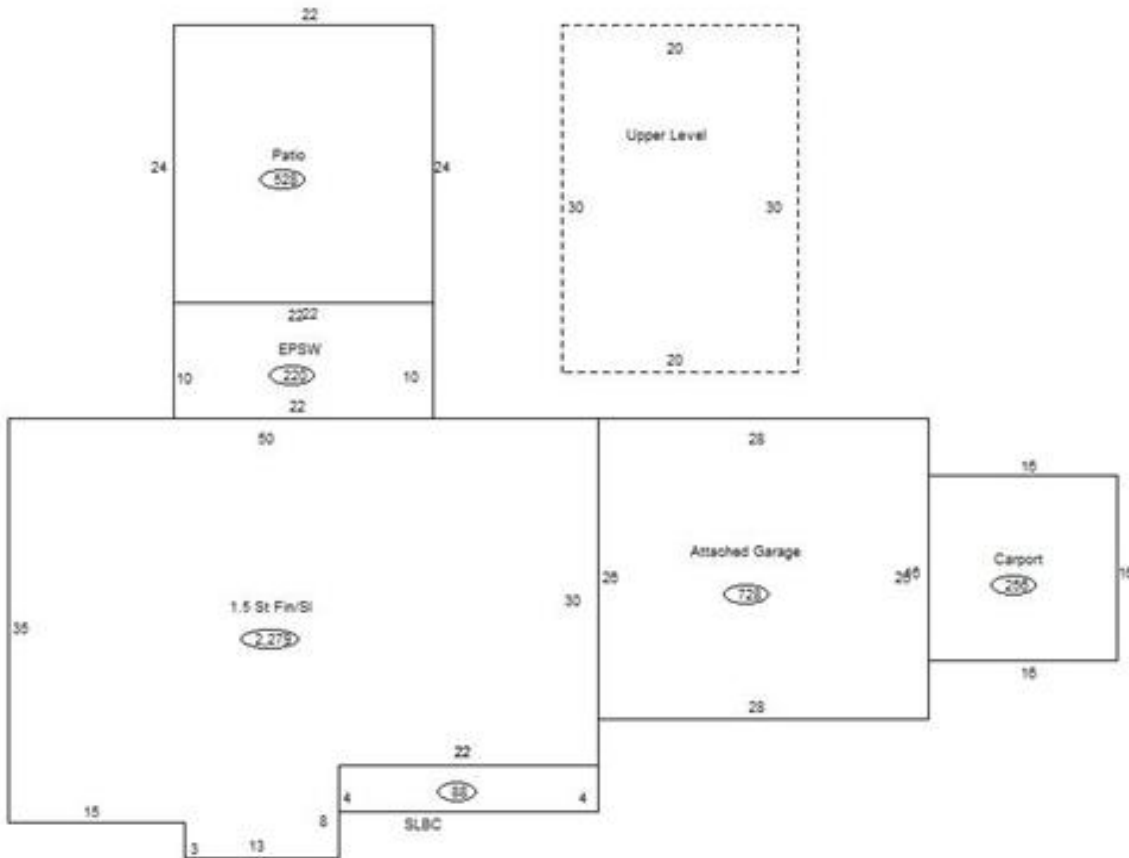
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Sketch Image

660011081



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,679	1.357	2,279
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	88	1.000	88
4	M	EPSW		13	EPSW	220	1.000	220
5	U	^UL		13	Upper Level	600	1.000	600
6	M	PATC		13	Patio	528	1.000	528
7	M	CPAT		13	Carport	256	1.000	256
<b>Total Building Area</b>						1,679		2,279



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	40x12x6	Plank	Formed Metal	480
	Qual	2	Cond 2	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.60 x 480)		7,968	7,968	1,116	6,852
	CPDT	Carport - Detached	40x23x10	Concrete	Formed Metal	920
	Qual	1	Cond 1	Year 2023	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.85 x 920)		8,142	8,142	2,036	6,106
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.51 x 1,200)		35,412	35,412	2,479	32,933