



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:03:16  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011262 <b>Parcel ID</b> 22N17E-10-3-00000-000-0000 <b>Cadastral ID</b> 10-22-17-01000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 300878 SELLERS, JUSTIN A &  KELLI K 19441 E 430 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19441 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 10 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.39528019 -95.48160587										<b>Building Permits</b> <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>R22 439</td> <td>R23 NEW SFR 2571 SQ FT</td> <td>10/2022</td> <td>10/2023</td> <td>524,000</td> </tr> <tr> <td>R22 037</td> <td>R23 NEW DTCH ACC BLDG 30X40</td> <td>02/2022</td> <td>05/2022</td> <td>50,922</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 439	R23 NEW SFR 2571 SQ FT	10/2022	10/2023	524,000	R22 037	R23 NEW DTCH ACC BLDG 30X40	02/2022	05/2022	50,922																																																																																												
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 0 <b>Units Buildable</b> 10 <b>Non-Ag Acres</b> 10.1714 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 443,064.00 x .30 = 132,546 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 132,546		 <p>\\tsclient\T\ROB STUFF\2023-10-10\IMG_0012.JPG 10/10/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Veneer, Stone
<b>Base/Total Area</b>	2,558 / 2,558
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,558
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,210 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	113.83	<b>Total Misc Impr</b>	+ 28,272				
<b>Roofing Adj</b>	+ 5.79	<b>Garage Cost</b>	+ 68,861				
<b>Subfloor Adj</b>	+ -4.58	<b>Total RCN</b>	= 456,583				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 2%)</b>	- 9,132				
<b>Plumbing Adj</b>	+ 9.17	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 447,451				
<b>Adj Base Cost</b>	= 140.52	<b>Lot Value</b>	+ 132,546				
<b>Total Area</b>	x 2,558	<b>Indicated Value</b>	= 579,997				
<b>Adjusted Cost</b>	= 359,450	<b>Value Per SqFt</b>	226.74				

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	447,451		
<b>Lot Value</b>	132,546		
<b>Indicated Value</b>	579,997	226.74	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	53,522		
<b>Total Value</b>	633,519	247.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158303	149		149	32.57		4,853
PRCH	Slab Porch - Covered	158304	21x18		378	31.69		11,979
FPR1	Fireplace - Residential 1 Story			2023	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit			2023	1	4,196.11		4,196





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		40x30x10	Concrete	Formed Metal	1,200
<b>Qual</b>	5	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (39.29 x 1,200)	47,148		47,148	2,357	44,791

PRCH	Porch		40x10x10	Concrete	Formed Metal	400
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.68 x 400)	10,272		10,272	1,541	8,731