



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:42:48
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Assessment Data					Primary Image																																																																																																																				
Account 660012021 Parcel ID 21N17E-11-2-00000-000-0000 Cadastral ID 11-21-17-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 282029 BARELLO, JOHN R LIFE ESTATE PO BOX 63 CLAREMORE OK 74018-0000 Parcel Location Situs 20652 E 480 RD Subdivision Lot/Block / Parcel Size 79 - Acres Sec/Twn/Rng 11 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660012021 12/16/25</p> <p>660012021_009.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32012797 -95.46461715																																																																																																																									
Legal Description W2 NW NE & NE NW& E2 NW NW & LESS TR COMM NE/C NE NW; S89 5302W 294.60'; S00.0658E 126' TO POB; S11.5708W 205.70'; S89 5302W 226; N17.0058E 210.49'; N89.5302E 207' TO POB.					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																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image																																													
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		<p>660012021_009.JPG 12/18/2025</p>																																													
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2 - Fair Architecture DMH LOWER VALUED MH Style 100% One Story Exterior Wall 100% Frame, Siding, Metal Base/Total Area 1,600 / 1,600 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 4 Metal, Preformed Area on Slab 1,600 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 2007 / 14																																															
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																													
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Base Cost</td><td style="width:15%;">58.16</td><td style="width:15%;">Total Misc Impr</td><td style="width:15%;">+</td><td style="width:15%;">9,634</td></tr> <tr> <td>Roofing Adj</td><td>+ 4.40</td><td>Garage Cost</td><td>+</td><td></td></tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td><td>Total RCN</td><td>=</td><td>138,866</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 10.30</td><td>Depreciation (18%)</td><td>-</td><td>24,996</td></tr> <tr> <td>Plumbing Adj</td><td>+ 7.91</td><td>Lump Sums</td><td>+</td><td>0</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>=</td><td>113,870</td></tr> <tr> <td>Adj Base Cost</td><td>= 80.77</td><td>Lot Value</td><td>+</td><td></td></tr> <tr> <td>Total Area</td><td>x 1,600</td><td>Indicated Value</td><td>=</td><td>113,870</td></tr> <tr> <td>Adjusted Cost</td><td>= 129,232</td><td>Value Per SqFt</td><td></td><td>71.17</td></tr> </table>		Base Cost	58.16	Total Misc Impr	+	9,634	Roofing Adj	+ 4.40	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	138,866	Heat/Cool Adj	+ 10.30	Depreciation (18%)	-	24,996	Plumbing Adj	+ 7.91	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	113,870	Adj Base Cost	= 80.77	Lot Value	+		Total Area	x 1,600	Indicated Value	=	113,870	Adjusted Cost	= 129,232	Value Per SqFt		71.17	Multiple Regression MRA Code Adjusted R Indicated Value
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		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																													
		Value Reconciliation Selected Approach Cost Approach Improvements 113,870 Lot Value Indicated Value 113,870 71.17 Per SqFt Aground Value 8,248 Site Improvements 87,254 Total Value 323,242 202.03 Total Value Per SqFt																																													

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	28883	40x12		480	20.07	9,634
SHLT	STORM SHELTER			2017	1	0.00	



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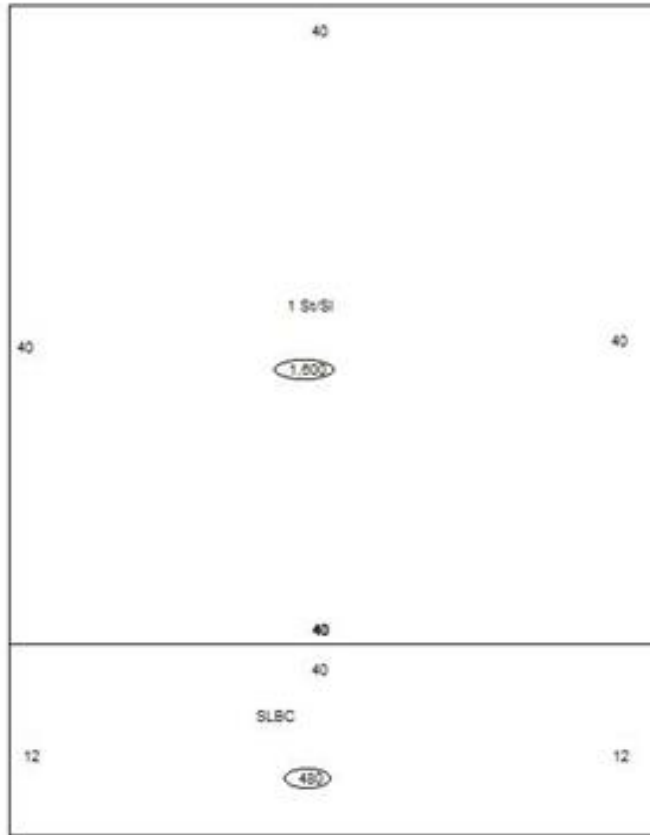
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Sketch Image

660012021



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,600	1.000	1,600
2	M	PRCH		10	SLBC	480	1.000	480
Total Building Area						1,600		1,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual 2	Cond 4	Year 2017	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (27.15 x 1,600)	43,440		43,440		43,440
	UTIL	SHOP BUILDING	0x0x0			1,600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (28.35 x 1,600)	45,360		45,360	6,804	38,556
	BARN	Barn	46x46x0			2,116
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (9.94 x 2,116)	21,033		21,033	15,775	5,258



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			46.457	122	122	5,686	5,686
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			3.618	54	54	195	195
CO	COLLINSVILLE STONY LOAM	NTV PST	22			20.116	53	53	1,062	1,062
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.828	168	168	979	979
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.699	192	192	326	326
W	WATER	TMBR	0			1.282	0	0	0	0
TMBR Totals						79.000			8,248	8,248
Total Agland						79.000			8,248	8,248