



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 06:41:43
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Assessment Data					Primary Image																																																																																																																				
Account 660012039 Parcel ID 21N17E-11-2-00000-000-0000 Cadastral ID 11-21-17-02400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 316487 COMFORT, JAMES E & SHELLY 20304 E SUNNY DR CLAREMORE OK 74019-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 33.93 - Acres Sec/Twn/Rng 11 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660012039 12/11/25</p> <p>660012039_002.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.31600898 -95.46526245																																																																																																																									
TR S2 NW BEG: SW/C E ALG S/LINE 2632.05'; N ALG E/LINE 1322.08'; W ALG N/LINE 916/39' TO E/L SUNNY ACRES II; S ALG E/L 940.98'; W ALG S/BOUND/L 1719.10' TO PT ON W/BOUND/L; S 383.64' TO POB LESSS W 454.18' S 383.64' SW SW NW AND LESS 5 AC DESC AS: BEG SE/C					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)
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		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+		0
Roofing Adj	+ 0.00	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-		0
Plumbing Adj	+ 0.00	Lump Sums	+		0
Basement Adj	+ 0.00	RCNLD	=		
Adj Base Cost	= 0.00	Lot Value	+		
Total Area	x	Indicated Value	=		
Adjusted Cost	= 0	Value Per SqFt			0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	4,461		
Site Improvements	17,170		
Total Value	21,631	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	30x50x0			1,500
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (11.52 x 1,500) 17,280		Modifier Total	RCN 17,280	Depr (15% Phys/ % Func) 2,592	RCNLD 14,688
	LT	LEAN-TO	20x50x0			1,000
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 1,000) 2,920		Modifier Total	RCN 2,920	Depr (15% Phys/ % Func) 438	RCNLD 2,482



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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			10.209	122	122	1,250	1,250
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			5.317	54	54	287	287
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			10.257	168	168	1,723	1,723
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			6.254	192	192	1,201	1,201
W	WATER	TMBR	0			1.893	0	0	0	0
TMBR Totals						33.930			4,461	4,461
Total Agland						33.930			4,461	4,461