



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:48
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Assessment Data					Primary Image																																																																																																																				
Account 660012045 Parcel ID 000000-00-0-00090-001-0001 Cadastral ID 11-21-17-02810 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 77054 COLE, SALLY J 18104 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 20585 E HWY 20 Subdivision BRYANWOOD ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660012045 12/18/25</p> <p>660012045_003.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.30833500 -95.46183775 LOT 1 LESS TR BEG SW/C LOT 1 34.96', N 87-34-48 E 330.55', S 39.82, W 330.50 TO POB FOR HWY 20 BLOCK 1 BRYAN WOOD EST																																																																																																																									
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.7757	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	208,030.00 x .30 = 63,386	
Factor Value		
Adjustments		
Lot Value	63,386	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,216 / 1,216
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76



660012045_003.JPG 12/18/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	72,699	59.79	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.29	Total Misc Impr	+	11,568			
Roofing Adj	+ 4.08	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	152,247			
Heat/Cool Adj	+ 10.30	Depreciation (80%)	-	121,798			
Plumbing Adj	+ 7.71	Lump Sums	+	974			
Basement Adj	+ 0.00	RCNLD	=	31,423			
Adj Base Cost	= 115.69	Lot Value	+	63,386			
Total Area	x 1,216	Indicated Value	=	94,809			
Adjusted Cost	= 140,679	Value Per SqFt		77.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,423		
Lot Value	63,386		
Indicated Value	94,809	77.97	Per SqFt
Agland Value			
Site Improvements	11,218		
Total Value	106,027	87.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	28942	327		327	7.85		2,567
PATO	SLAB PORCH - OPEN	28943	19x7		133	9.96		1,325
WODO	WOOD DECK - OPEN	28944	6x6		36	27.05		974
EPSW	ENCLOSED PORCH - SOLID WALL	28945	20x7		140	54.83		7,676



Rogers

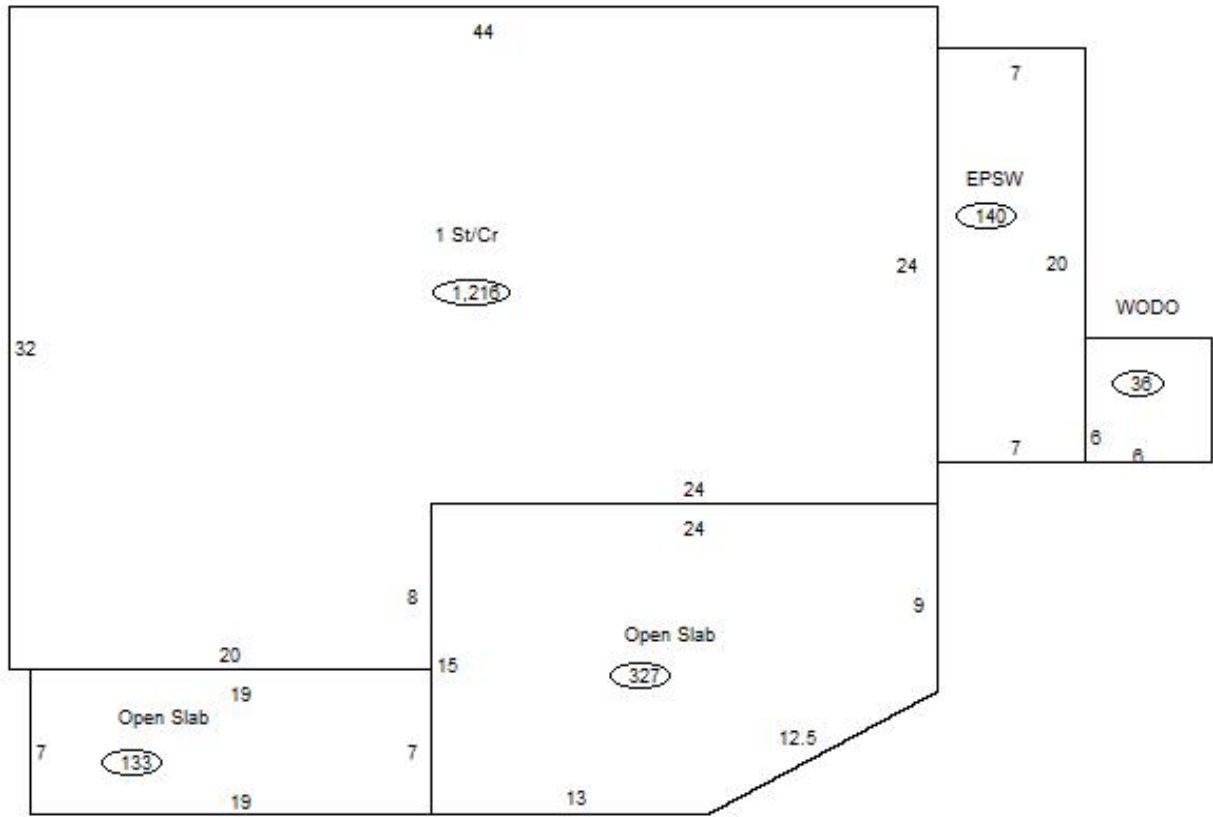
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Sketch Image

660012045



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,216	1.000	1,216
2	M	PATO		10	Open Slab	327	1.000	327
3	M	PATO		10	Open Slab	133	1.000	133
4	M	WODO		10	WODO	36	1.000	36
5	M	EPSW		10	EPSW	140	1.000	140
Total Building Area						1,216		1,216



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	20x8x8	Plank		160
	Qual 1	Cond 1	Year 2024	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (4.63 x 160)	741		741	82	659
	BARN	BARN	0x0x0			540
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 540)	5,659		5,659	3,395	2,264
	STF	STG FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 576)	2,696		2,696	2,157	539
	GRDT	GARAGE - DETACHED	0x0x0			480
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (29.38 x 480)	14,102		14,102	6,346	7,756