



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:21:01  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012057 <b>Parcel ID</b> 000000-00-0-00090-001-0013 <b>Cadastral ID</b> 11-21-17-02940 <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> 312288 JAMES, MICHAEL L  20725 BRYANWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20725 S BRYANWOOD DR <b>Subdivision</b> BRYANWOOD ESTATES <b>Lot/Block</b> 0013 / 0001 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 17 / 5 <b>Neighborhood</b> 1061 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31077841 -95.45895548										<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>CV21</td> <td>CV23-POSS MED MARI GROWER-POS</td> <td>08/2021</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV21	CV23-POSS MED MARI GROWER-POS	08/2021	09/2022																																																																																																		
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.5	
Non-Ag Acres	2.2977	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	100,086.00 x .42 = 41,797	
Factor Value		
Adjustments		
Lot Value	41,797	

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	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
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	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 41,797				
Total Area	x	Indicated Value	= 41,797				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	41,797		
Indicated Value	41,797	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	41,797	0.00	Total Value Per SqFt

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



# Rogers

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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\JAYSON\JAYSON RESIDENTIAL VI\2021-5-10\IMG\_00 5/10/2021

Residential Data	
Type	6 Mobile Home 76 x 28
Condition	3 - Average
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,128 / 2,128
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	27.70	Total Misc Impr	+ 55,785
Roofing Adj	+ 2.24	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 130,989
Heat/Cool Adj	+ 1.88	Depreciation ( 74%)	- 96,932
Plumbing Adj	+ 3.52	Lump Sums	+ 9,187
Basement Adj	+ 0.00	RCNLD	= 43,244
Adj Base Cost	= 35.34	Lot Value	+
Total Area	x 2,128	Indicated Value	= 43,244
Adjusted Cost	= 75,204	Value Per SqFt	20.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,244		
Lot Value			
Indicated Value	43,244	20.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	43,244	20.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	136525	76x8		608	15.11		9,187
EPSW	ENCLOSED PORCH - SOLID WALL	149932	30x24		720	34.50		24,840
PRCH	SLAB PORCH - COVERED	149933	24x20		480	13.49		6,475
PATO	SLAB PORCH - OPEN	149934	26x24		624	7.67		4,786
EPSW	ENCLOSED PORCH - SOLID WALL	149935	28x20		560	35.15		19,684



# Rogers

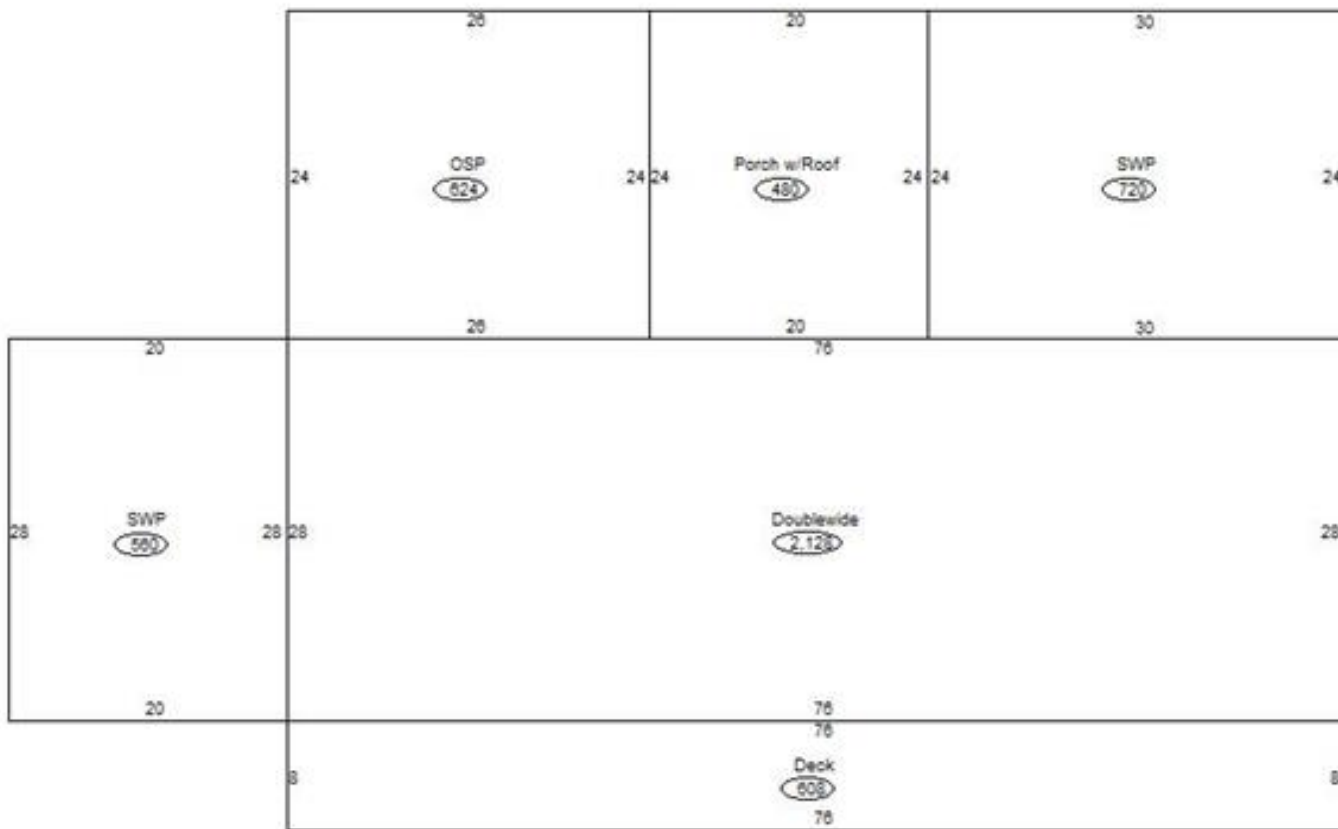
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### Sketch Image

660012057



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,128	1.000	2,128
2	M	WODO		13	WODO	608	1.000	608
3	M	EPSW		13	EPSW	720	1.000	720
4	M	PRCH		13	SLBC	480	1.000	480
5	M	PATO		13	Open Slab	624	1.000	624
6	M	EPSW		13	EPSW	560	1.000	560
<b>Total Building Area</b>						2,128		2,128



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 2,400</p> <p>Total Base Value 43,440</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 43,440</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 40,399</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 40,399</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 27,480</p> <p>Total Improvement Value 67,879</p> <p>Land Value</p> <p>Cost Approach Value 67,879 28.28/SqFt</p>	<p>Image ID 1130663</p> <p>Image Date 12/31/2025</p> <p>Name IMG_0001.JPG</p> <p>Description \\tsclient\T\TOMMY DUNLAP\New folder (543)\IMG_0001.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 36,667</p> <p>Land Value</p> <p>Total Appraised Value 67,879 28.28/SqFt</p>



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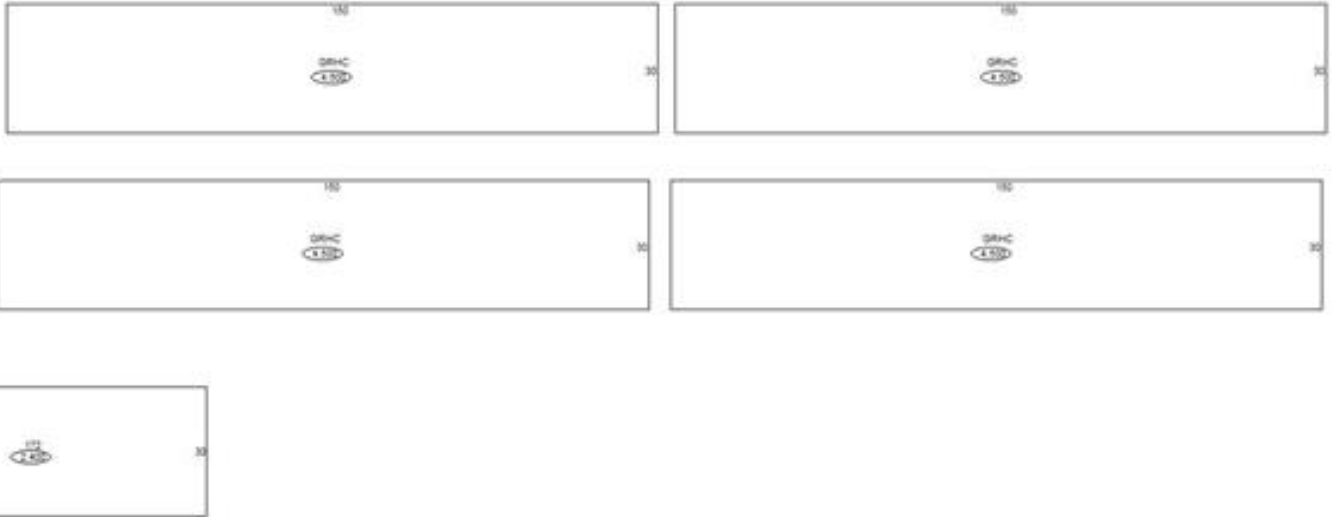
Date 04/17/2026

Time 04:21:02

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### Sketch Image

660012057



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	172		25	172	2,400	1.000	2,400
2	O	GRHC		25	GRHC	4,500	1.000	4,500
3	O	GRHC		25	GRHC	4,500	1.000	4,500
4	O	GRHC		25	GRHC	4,500	1.000	4,500
5	O	GRHC		25	GRHC	4,500	1.000	4,500
6	O	GRHC		25	GRHC	4,500	1.000	4,500
<b>Total Building Area</b>						2,400		2,400



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Parcel ID 000000-00-0-00090-001-0013  
Cadastral ID 11-21-17-02940

Tax Area Code 94  
Property Class RRP  
Owners Name JAMES, MICHAEL L

### Building Data

Building ID 4954  
Building Sequence 1  
Occupancy 1 172 Institutional Greenhouse, Large 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,400  
Average Perimeter 220  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 2021  
Effective Age 3  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0052.JPG  
Image Date 8/23/2022  
Image Name IMG\_0052.JPG  
Description \\tsclient\TJAYSON\JAYSON RESIDENTIAL VI\2021-510\IMG\_0052.JPG

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 5.25  
Wall Cost 0.00  
HVAC Cost 12.85  
Basement Cost 0.00  
Total Base Cost 18.10  
Total Area 2,400  
Base RCN 43,440  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 43,440  
Physical Depreciation 7%  
Functional Depreciation  
Total Depreciation 7% (3,041)  
Total RCNLD 40,399  
Lump Sums  
Total Building Value 40,399 \$ 16.83 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor


Date 04/17/2026

Time 04:21:02

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRHC	Greenhouse - Commercial	0x0x0	Dirt		1,250
	Qual 1	Cond 2	Year 2024	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.58 x 1,250)				5,725	229	5,496
	GRHC	Greenhouse - Commercial	0x0x0	Dirt		1,250
	Qual 1	Cond 3	Year 2024	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.58 x 1,250)				5,725	229	5,496
	GRHC	Greenhouse - Commercial	0x0x0	Dirt		1,250
	Qual 1	Cond 3	Year 2024	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.58 x 1,250)				5,725	229	5,496
	GRHC	Greenhouse - Commercial	0x0x0	Dirt		1,250
	Qual 1	Cond 3	Year 2024	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.58 x 1,250)				5,725	229	5,496
	GRHC	Greenhouse - Commercial	0x0x0	Dirt		1,250
	Qual 1	Cond 3	Year 2024	Eff Age	2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	
Base Cost (4.58 x 1,250)				5,725	229	5,496
<b>Total Site Improvement Value</b>						<b>27,480</b>