



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:09:31
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Assessment Data					Primary Image																																																																																																																				
Account 660012060 Parcel ID 000000-00-0-00792-001-0001 Cadastral ID 11-21-17-02970 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 311697 PAYNE, RODNEY & JULIE 20533 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20025 S 4230 RD Subdivision SUNNY ACRES II Lot/Block 0001 / 0001 Parcel Size 1.087 - Lots Sec/Twn/Rng 11 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660012060 12/16/25</p> <p>660012060_001.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32158057 -95.47092204																																																																																																																									
LOT 1 BLOCK 1 SUNNY ACRES 2					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.255 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 54,666.00 x .48 = 26,222 Factor Value Adjustments Lot Value 26,222		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,078 / 1,078
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,078
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	102.84	Total Misc Impr	+ 2,160
Roofing Adj	+ 4.21	Garage Cost	+ 11,285
Subfloor Adj	+ 0.00	Total RCN	= 152,593
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 82,400
Plumbing Adj	+ 11.73	Lump Sums	+ 1,685
Basement Adj	+ 0.00	RCNLD	= 71,878
Adj Base Cost	= 129.08	Lot Value	+ 26,222
Total Area	x 1,078	Indicated Value	= 98,100
Adjusted Cost	= 139,148	Value Per SqFt	91.00

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	125,362	116.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	89,690		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,878		
Lot Value	26,222		
Indicated Value	98,100	91.00	Per SqFt
Agland Value			
Site Improvements	2,830		
Total Value	100,930	93.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28965	9x5		45	21.15		952
PATO	SLAB PORCH - OPEN	28966	12x10		120	10.07		1,208
WODO	WOOD DECK - OPEN	28967	23x10		230	18.31	60%	1,685



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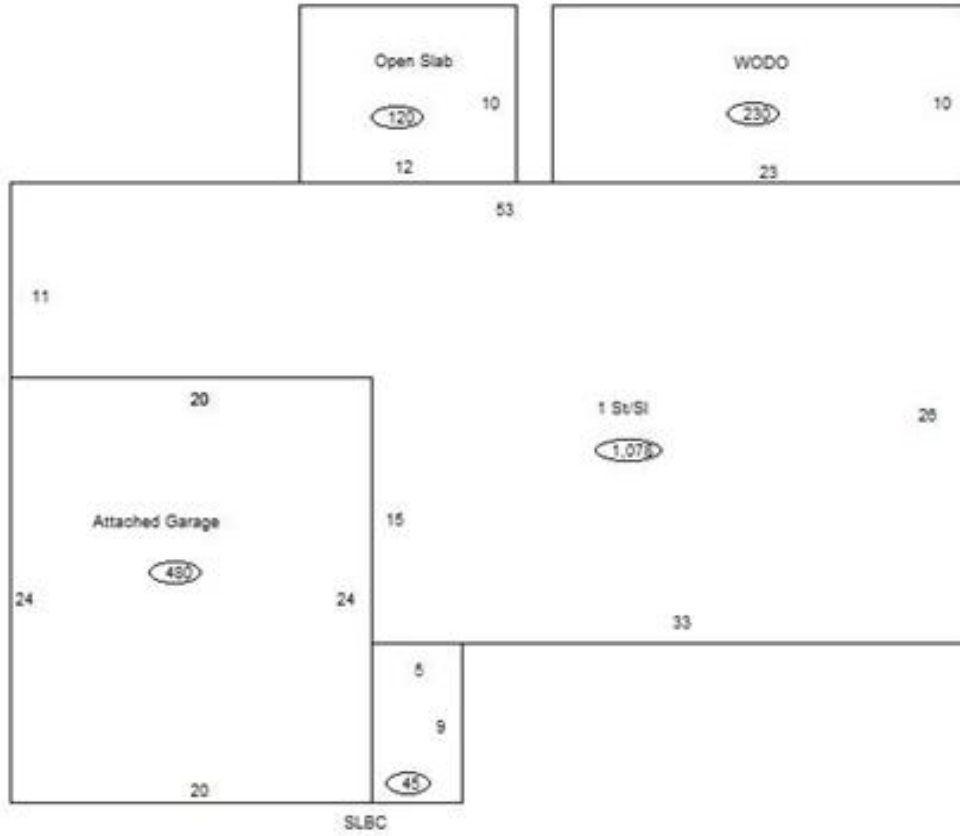
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Sketch Image

660012060



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,078	1.000	1,078
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	45	1.000	45
4	M	PATO		10	Open Slab	120	1.000	120
5	M	WODO		10	WODO	230	1.000	230
Total Building Area						1,078		1,078



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			900
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 900) 9,432		Modifier Total	RCN 9,432	Depr (70% Phys/ % Func) 6,602	RCNLD 2,830
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD