



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660012063 Parcel ID 000000-00-0-00792-001-0004 Cadastral ID 11-21-17-03000 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 49394 RHODEN, JOHN L 20115 S 4230 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20115 S 4230 RD Subdivision SUNNY ACRES II Lot/Block 0004 / 0001 Parcel Size 2.433 - Lots Sec/Twn/Rng 11 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660012063 12/16/25</p> <p>660012063_005.JPG 12/18/2025</p>														
Legal Description Lat/Long: 36.32039313 -95.47019804																			
LOT 4 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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	0	Land Value	42,748	26,362	11%	2,900	Assessed	14,397	1,415.51										
Year Frozen	2023	Improvements	169,485	104,517		11,497	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00										
TIF Project ID	0	Total Value	212,233	130,879		14,397	Total Taxable	13,397	1,327.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012063	RHODEN, JOHN L			94	163,488	1000	13,396	1,327.00										
2024	2024-660012063	RHODEN, JOHN L			94	138,655	1000	13,397	1,418.00										
2023	2023-660012063	RHODEN, JOHN L			94	130,879	1000	13,397	1,446.00										
2022	2022-660012063	RHODEN, JOHN L			94	130,543	0	14,360	1,548.00										
2021	2021-660012063	RHODEN, JOHN L			94	130,110	0	14,312	1,491.00										
2020	2020-660012063	RHODEN, JOHN L			94	130,981	0	14,408	1,499.00										
2019	2019-660012063	RHODEN, JOHN L			94	125,368	0	13,790	1,414.00										
2018	2018-660012063	RHODEN, JOHN L			94	130,039	0	14,304	1,482.00										
2017	2017-660012063	RHODEN, JOHN L			94	134,683	0	14,015	1,433.00										
2016	2016-660012063	RHODEN, JOHN L			94	131,705	0	13,347	1,360.00										
2015	2015-660012063	RHODEN, JOHN L			94	128,274	0	12,712	1,322.00										
2014	2014-660012063	RHODEN, JOHN L			94	131,736	0	12,106	1,238.00										
2013	2013-660012063	RHODEN, JOHN L			94	121,036	0	11,530	1,161.00										



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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size Lot Count Units Buildable 2.433 Non-Ag Acres 2.4068 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 104,841.00 x .41 = 42,748 Factor Value Adjustments Lot Value 42,748		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,742 / 1,742
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,742
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1980 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 144,892 83.18 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 251,360 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.68	Total Misc Impr	+ 5,844				
Roofing Adj	+ 3.68	Garage Cost	+ 200,809				
Subfloor Adj	+ 0.00	Total RCN	= 66,267				
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 2,273				
Plumbing Adj	+ 7.26	Lump Sums	+ 136,815				
Basement Adj	+ 0.00	RCNLD	= 42,748				
Adj Base Cost	= 111.92	Lot Value	+ 179,563				
Total Area	x 1,742	Indicated Value	= 103.08				
Adjusted Cost	= 194,965	Value Per SqFt					

Value Reconciliation
Selected Approach Cost Approach Improvements 136,815 Lot Value 42,748 Indicated Value 179,563 103.08 Per SqFt Agland Value Site Improvements 32,670 Total Value 212,233 121.83 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	28973	15x4		60	21.11		1,267
WODO	WOOD DECK - OPEN	28974	20x15		300	15.15	50%	2,273



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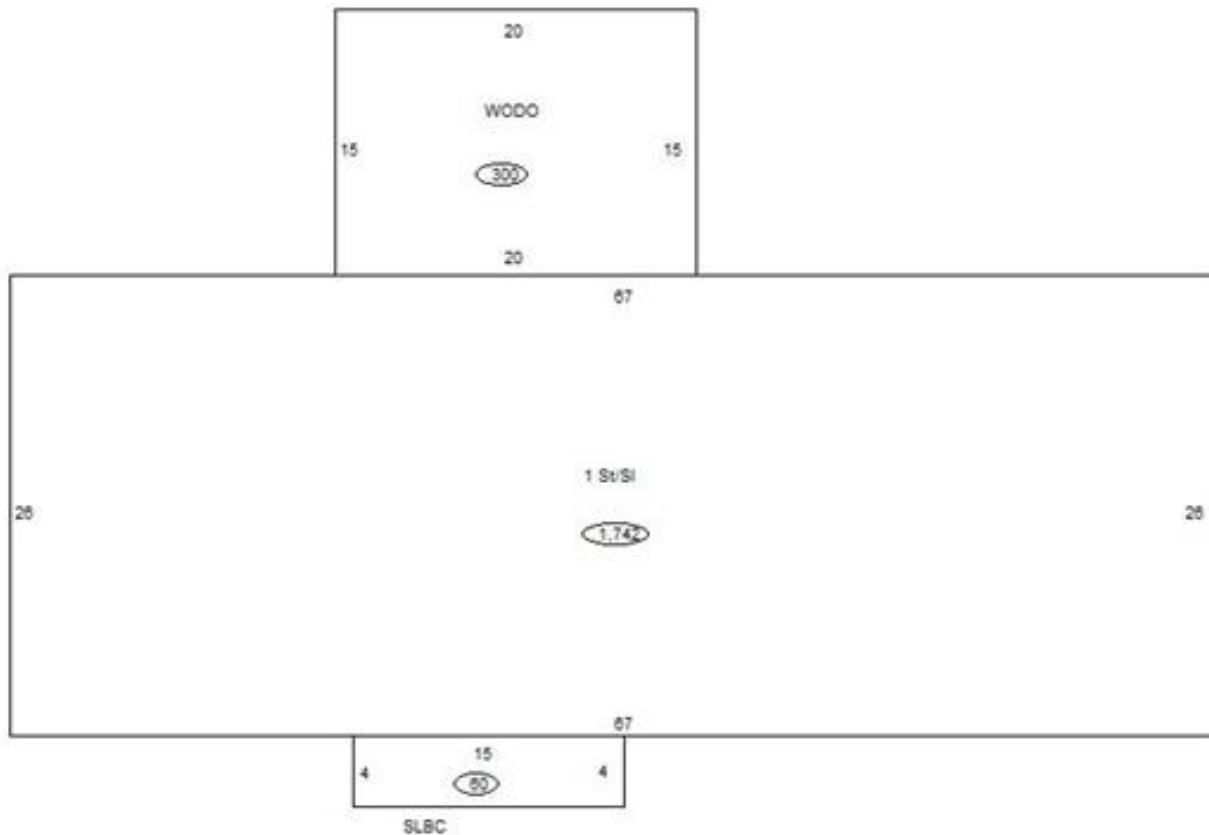
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,742	1.000	1,742
2	M	PRCH		10	SLBC	60	1.000	60
3	M	WODO		10	WODO	300	1.000	300
Total Building Area						1,742		1,742



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2009	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	3,630	32,670