



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:09:38  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012067 <b>Parcel ID</b> 000000-00-0-00792-001-0008 <b>Cadastral ID</b> 11-21-17-03040 <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> 49424 WARD, LAURA G  20215 S 4230 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20215 S 4230 RD <b>Subdivision</b> SUNNY ACRES II <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1.149 - 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					<p>660012067 12/16/25</p> <p>660012067_001.JPG 12/18/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31852845 -95.47020958																																																																																																																									
LOT 8 BLOCK 1 SUNNY ACRES 2					<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> </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
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.149 <b>Non-Ag Acres</b> 2.5653 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 111,744.00 x .39 = 44,129 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 44,129		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Frame, Siding, Wood 50% Veneer, Stone
<b>Base/Total Area</b>	1,484 / 1,484
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,484
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	616 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 170,940 115.19 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 263,370 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.70	<b>Total Misc Impr</b>	+ 19,073	<b>Roofing Adj</b>	+ 4.23	<b>Garage Cost</b>	+ 16,158
<b>Subfloor Adj</b>	+ -1.10	<b>Total RCN</b>	= 217,451	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 45%)</b>	- 97,853
<b>Plumbing Adj</b>	+ 9.49	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 119,598
<b>Adj Base Cost</b>	= 122.79	<b>Lot Value</b>	+ 44,129	<b>Total Area</b>	x 1,484	<b>Indicated Value</b>	= 163,727
		<b>Value Per SqFt</b>	110.33	<b>Adjusted Cost</b>	= 182,220		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 119,598 <b>Lot Value</b> 44,129 <b>Indicated Value</b> 163,727 110.33 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 163,727 110.33 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	28987	28x20		560	22.67		12,695
PATO	SLAB PORCH - OPEN	28988	12x10		120	10.68		1,282



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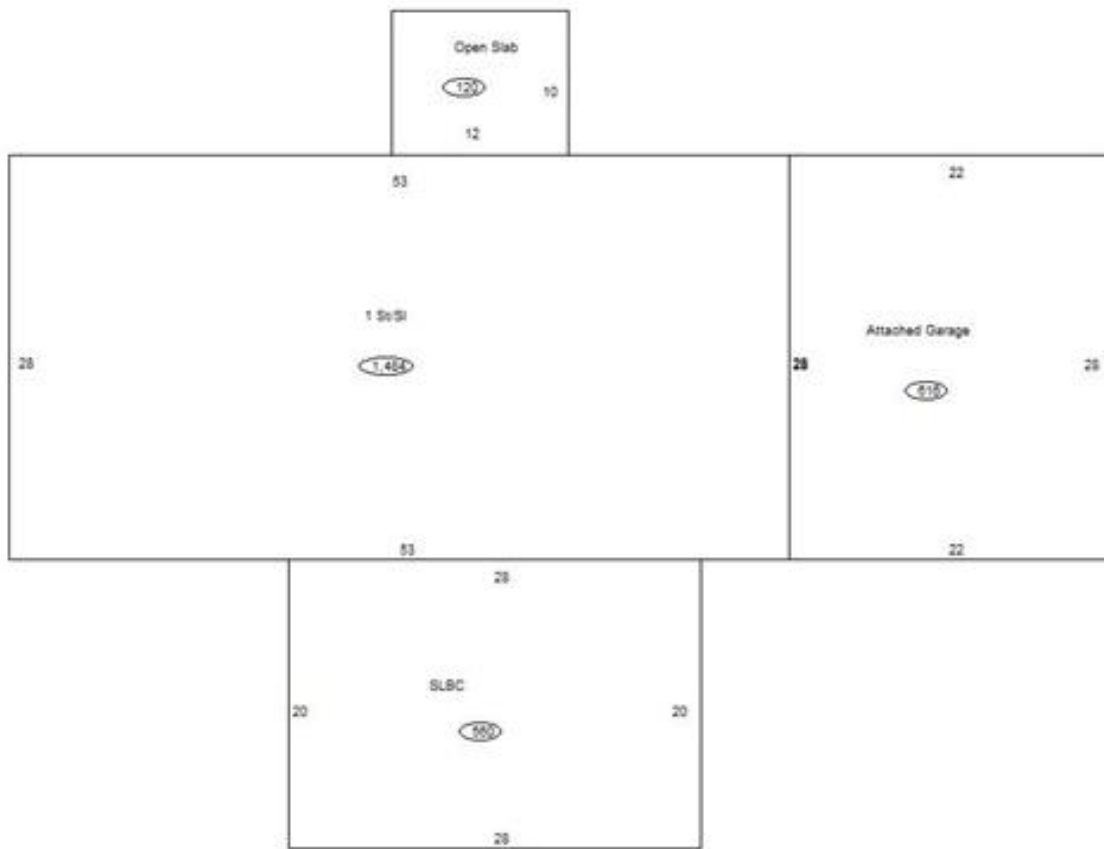
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### Sketch Image

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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	1,484	1.000	1,484
2	G	1		10	Attached Garage	616	1.000	616
3	M	PRCH		10	SLBC	560	1.000	560
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,484</b>		<b>1,484</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						