



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:09:40
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Assessment Data					Primary Image																																																																																																																				
Account 660012070 Parcel ID 000000-00-0-00792-001-0010 Cadastral ID 11-21-17-03070 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 271114 MOUTOS, JOHN D 20095 SUNNY DR CLAREMORE OK 74019-0000 Parcel Location Situs 20095 E SUNNY DR Subdivision SUNNY ACRES II Lot/Block 0010 / 0001 Parcel Size 2.426 - Lots Sec/Twn/Rng 11 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660012070 12/16/25</p> <p>660012070_001.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.31771684 -95.46957918																																																																																																																									
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size Lot Count Units Buildable 2.426 Non-Ag Acres 2.444 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 106,460.00 x .40 = 43,072 Factor Value Adjustments Lot Value 43,072		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 49

660012070	12/16/25
660012070_001.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	78,968	82.26	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	83.22	Total Misc Impr	+	0			
Roofing Adj	+ 3.94	Garage Cost	+				
Subfloor Adj	+ 2.44	Total RCN	=	99,725			
Heat/Cool Adj	+ 9.48	Depreciation (58%)	-	57,841			
Plumbing Adj	+ 4.80	Lump Sums	+	9,184			
Basement Adj	+ 0.00	RCNLD	=	51,068			
Adj Base Cost	= 103.88	Lot Value	+	43,072			
Total Area	x 960	Indicated Value	=	94,140			
Adjusted Cost	= 99,725	Value Per SqFt		98.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,068		
Lot Value	43,072		
Indicated Value	94,140	98.06	Per SqFt
Agland Value			
Site Improvements	31,484		
Total Value	125,624	130.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	28994	18x4		72	39.74		2,861
WODC	WOOD DECK - COVERED	119341	20x14		280	25.09	10%	6,323



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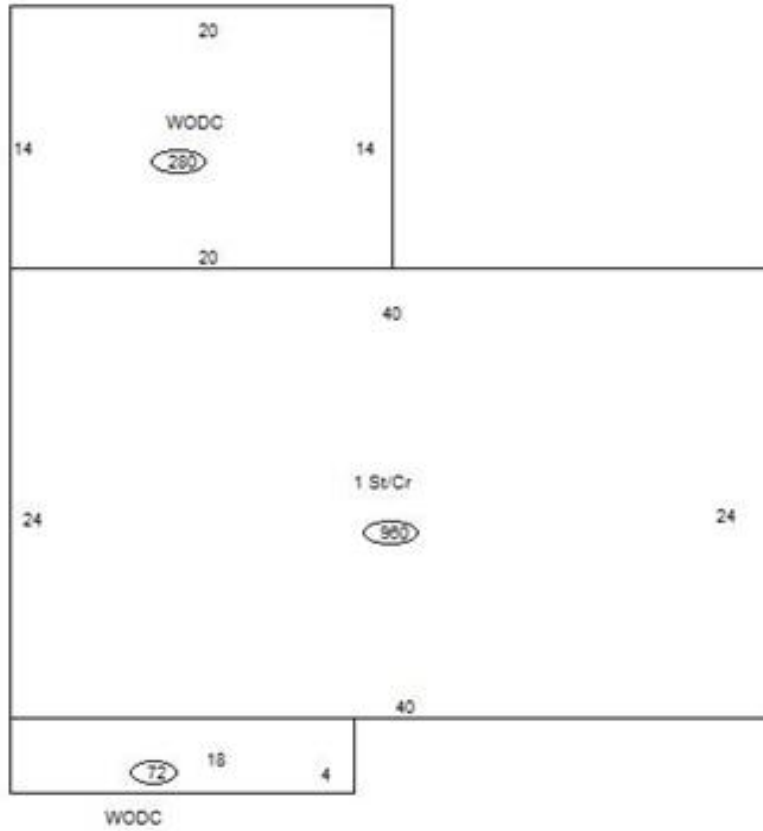
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Sketch Image

660012070



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	960	1.000	960
2	M	WODC		10	WODC	72	1.000	72
3	M	WODC		10	WODC	280	1.000	280
Total Building Area						960		960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x12x0			192
	Qual	2	Cond 3	Year	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899		899	270
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300		36,300	5,445
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					