



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:09:46
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Assessment Data					Primary Image																																																																																																																				
Account 660012074 Parcel ID 000000-00-0-00792-001-0014 Cadastral ID 11-21-17-03110 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 291176 PAIGE, JOHNNIE C & CHERYL A 20303 E SUNNY DR CLAREMORE OK 74019-4077																																																																																																																									
Parcel Location Situs 20303 E SUNNY DR Subdivision SUNNY ACRES II Lot/Block 0014 / 0001 Parcel Size 2.356 - Lots Sec/Twn/Rng 11 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31701615 -95.46537406					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																																																																																																											
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size Lot Count Units Buildable 2.356 Non-Ag Acres 2.5114 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 109,397.00 x .40 = 43,659 Factor Value Adjustments Lot Value 43,659		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 42

660012074	12/11/25
660012074_002.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	206,395	135.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	272,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.57	Total Misc Impr	+	6,915			
Roofing Adj	+ 4.49	Garage Cost	+	12,889			
Subfloor Adj	+ -1.15	Total RCN	=	218,623			
Heat/Cool Adj	+ 11.47	Depreciation (50%)	-	109,312			
Plumbing Adj	+ 9.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,311			
Adj Base Cost	= 130.63	Lot Value	+	43,659			
Total Area	x 1,522	Indicated Value	=	152,970			
Adjusted Cost	= 198,819	Value Per SqFt		100.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,311		
Lot Value	43,659		
Indicated Value	152,970	100.51	Per SqFt
Agland Value			
Site Improvements	41,302		
Total Value	194,272	127.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29003	224		224	23.49		5,262
PATO	SLAB PORCH - OPEN	29004	20x8		160	10.33		1,653
SHLT	STORM SHELTER							



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	30x8x0			240	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (12.32 x 240)		2,957		2,957	1,183	1,774
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	2	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (28.71 x 1,500)		43,065		43,065	4,307	38,758
	CP	CARPORT DIRT	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 400)		1,400		1,400	630	770
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						