



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012733 <b>Parcel ID</b> 21N17E-12-1-00000-000-0000 <b>Cadastral ID</b> 12-21-17-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> IH VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 323471 PARRISH, CAROL ANN GOURD ET AL  20312 S 4250 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20312 S 4250 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 12 / 21 / 17 / 1 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660012733_001.JPG 12/18/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31732029 -95.43777288																																																																																																																									
<b>N2 SE NE</b>					<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	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,416 / 1,416
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,416
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	93.74	Total Misc Impr	+ 18,433
Roofing Adj	+ 3.85	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 182,760
Heat/Cool Adj	+ 10.30	Depreciation ( 51%)	- 93,208
Plumbing Adj	+ 8.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 89,552
Adj Base Cost	= 116.05	Lot Value	+ 0
Total Area	x 1,416	Indicated Value	= 89,552
Adjusted Cost	= 164,327	Value Per SqFt	63.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,552		
Lot Value			
Indicated Value	89,552	63.24	Per SqFt
Agland Value	2,191		
Site Improvements	6,198		
Total Value	97,941	69.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	30865	20x11		220	54.17		11,917
PRCH	SLAB PORCH - COVERED	30862	16x4		64	21.09		1,350
PRCH	SLAB PORCH - COVERED	30866	21x12		252	20.50		5,166



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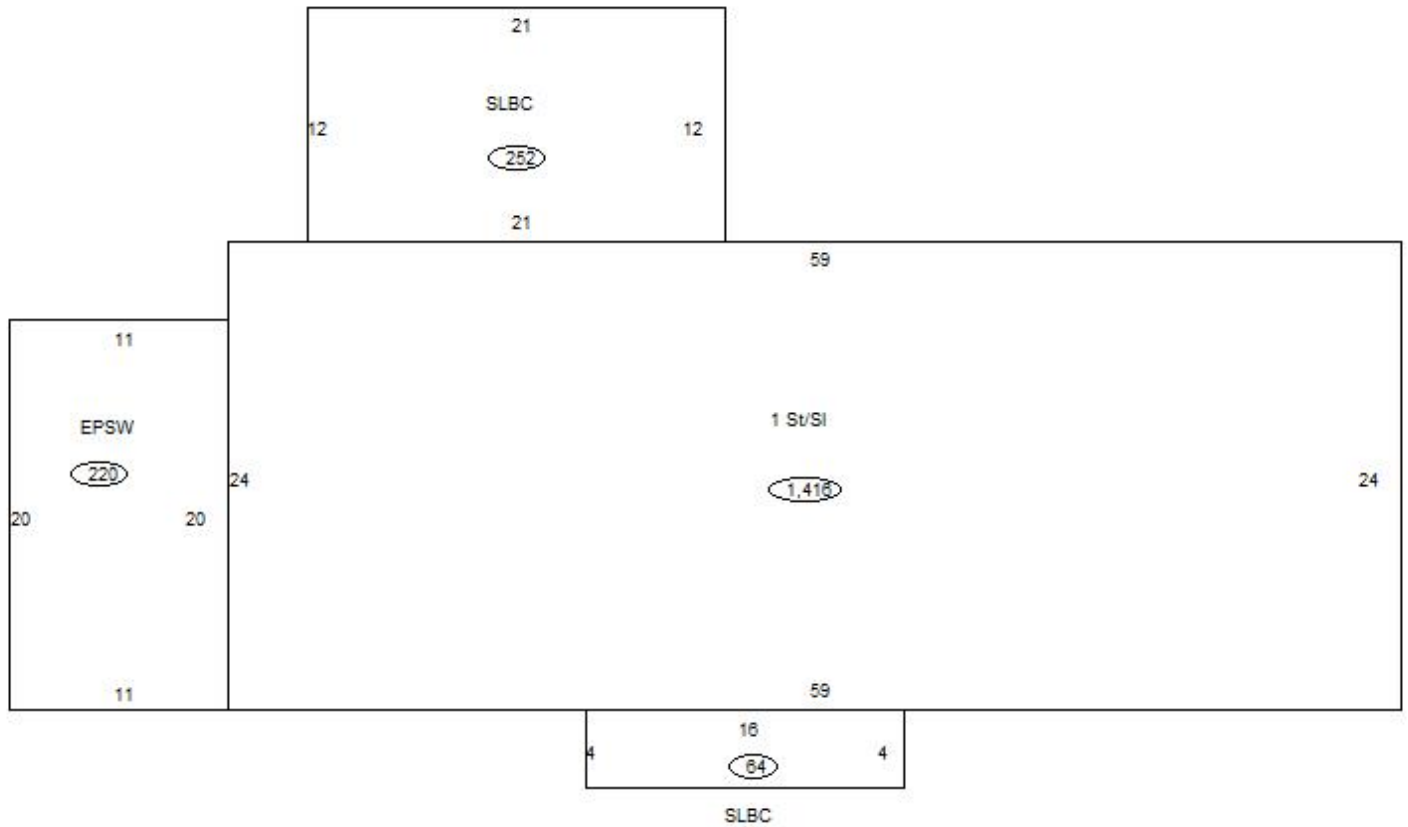
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### Sketch Image

660012733



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,416	1.000	1,416
2	M	EPSW		10	EPSW	220	1.000	220
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PRCH		10	SLBC	252	1.000	252
<b>Total Building Area</b>						1,416		1,416



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x20x8	Concrete	Composition Shingle	600
	Qual 3	Cond 3	Year 1975	Eff Age 38		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.92 x 600)	16,752	16,752	10,554	6,198



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			7.000	63	63	441	441
<b>TMBR Totals</b>						7.000			441	441
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			9.000	122	122	1,102	1,102
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			1.000	72	72	72	72
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			3.000	192	192	576	576
<b>NTV PST Totals</b>						13.000			1,750	1,750
<b>Total Agland</b>						20.000			2,191	2,191