



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 660012740 Parcel ID 21N17E-12-4-00000-000-0000 Cadastral ID 12-21-17-00900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 51924 MCCLAIN, HAROLD E & MELBA L TRUSTEES MCCLAIN FAMILY REVOCABLE TRUST 20592 S 4250 RD UNIT B CLAREMORE OK 74019-0000					<p>660012740_002.JPG 12/18/2025</p>																																																																																																																				
Parcel Location Situs 20592 S 4250 RD UNIT B Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 12 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31226716 -95.43606999					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 8635 Non-Ag Acres 2.8054 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 122,202.00 x .40 = 49,463 Factor Value Adjustments 1.0000 Lot Value 49,463		<p>660012740_002.JPG 12/18/2025</p>

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	1,128 / 1,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 76,667 67.97 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.92	Total Misc Impr	+ 10,514	Roofing Adj	+ 4.10	Garage Cost	+ 150,442
Subfloor Adj	+ 2.39	Total RCN	= 82,743	Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 3,072
Plumbing Adj	+ 7.34	Lump Sums	+ 70,771	Basement Adj	+ 0.00	RCNLD	= 49,463
Adj Base Cost	= 124.05	Lot Value	+ 120,234	Total Area	x 1,128	Indicated Value	= 139,928
		Value Per SqFt	106.59	Adjusted Cost	= 139,928		

Value Reconciliation
Selected Approach Cost Approach Improvements 70,771 Lot Value 49,463 Indicated Value 120,234 106.59 Per SqFt Agland Value Site Improvements 7,816 Total Value 128,050 113.52 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30878	17x8		136	20.87		2,838
EPSW	ENCLOSED PORCH - SOLID WALL	30879	14x10		140	54.83		7,676
WODO	WOOD DECK - OPEN	30880	338		338	15.15	40%	3,072



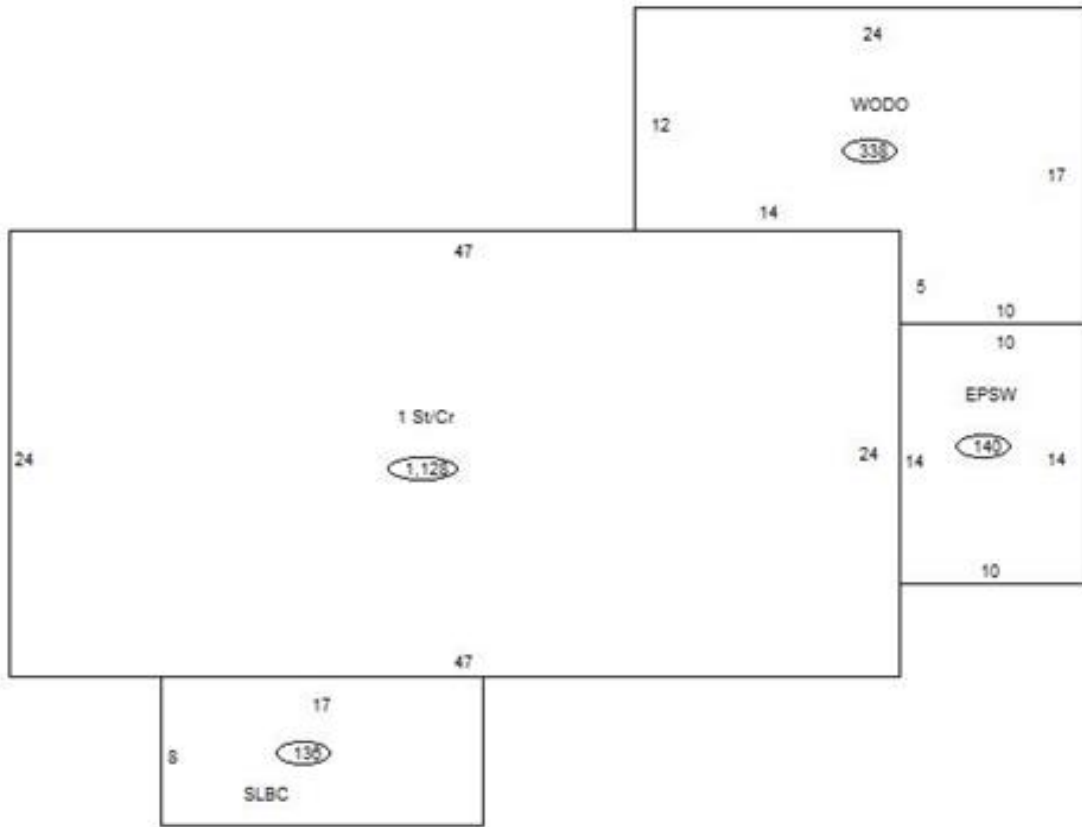
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,128	1.000	1,128
2	M	PRCH		10	SLBC	136	1.000	136
3	M	EPSW		10	EPSW	140	1.000	140
4	M	WODO		10	WODO	338	1.000	338
Total Building Area						1,128		1,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x4	Plank	Composition Shingle	200
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (18.81 x 200)		3,762	3,762	2,220	1,542
	SHDS	Shed - Small	10x16x7	Plank	Composition Shingle	160
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (19.51 x 160)		3,122	3,122	1,842	1,280
	EQSH	Equipment Shed	36x24x10	Dirt	Composition Shingle	864
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (15.21 x 864)		13,141	13,141	8,147	4,994