



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:06
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Assessment Data					Primary Image																																																																																																																				
Account 660012757 Parcel ID 000000-00-0-00159-001-0007 Cadastral ID 12-21-17-01970 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 278387 BAILEY, ROBERT E PO BOX 2852 CLAREMORE OK 74018-0000 Parcel Location Situs 21105 E HWY 20 Subdivision CIRCLE H RANCH Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 17 / 5 Neighborhood 1215 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660012757 12/17/25</p> <p>660012757_002.JPG 12/17/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.30775524 -95.45171264																																																																																																																									
LOT 7 BLOCK 1 CIRCLE H RANCH					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 1215 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3308	
Topography		
Street Access		
Utilities		
Amenities	HYW FRONTAGE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	101,531.00 x .17 = 16,975	
Factor Value		
Adjustments	1.0000	
Lot Value	16,975	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,736 / 1,736
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,736
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1994 / 24

Cost Approach		Manual : 01/2025	
Base Cost	57.03	Total Misc Impr	+ 19,997
Roofing Adj	+ 4.30	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 158,078
Heat/Cool Adj	+ 10.30	Depreciation (35%)	- 55,327
Plumbing Adj	+ 7.91	Lump Sums	+ 3,434
Basement Adj	+ 0.00	RCNLD	= 106,185
Adj Base Cost	= 79.54	Lot Value	+ 16,975
Total Area	x 1,736	Indicated Value	= 123,160
Adjusted Cost	= 138,081	Value Per SqFt	70.94



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,879	99.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	106,050 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,185		
Lot Value	16,975		
Indicated Value	123,160	70.94	Per SqFt
Agland Value			
Site Improvements	45,457		
Total Value	168,617	97.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	135402	20x8		160	21.46		3,434
EPSW	Enclosed Porch - Solid Wall	135403	22x10		220	54.17		11,917
PRCH	SLAB PORCH - COVERED	135404	40x10		400	20.20		8,080



Rogers

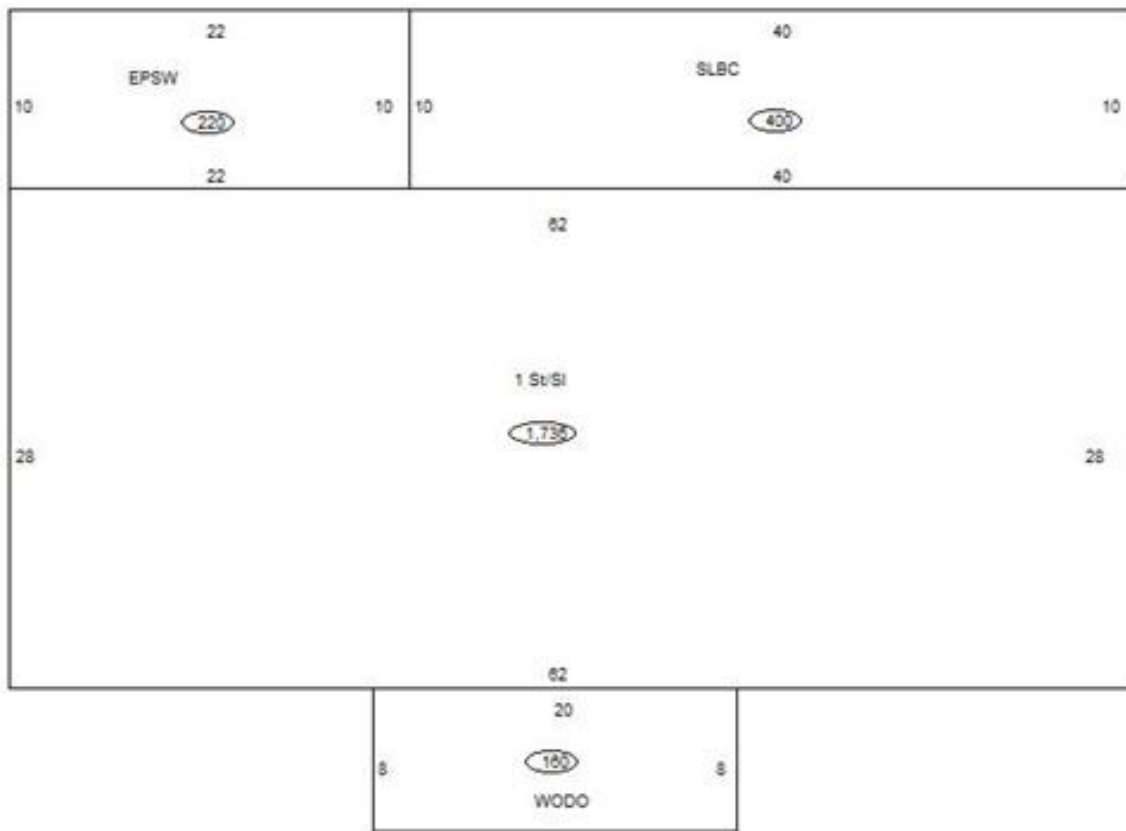
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Sketch Image

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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	1,736	1.000	1,736
2	M	WODO		10	WODO	160	1.000	160
3	M	EPSW		10	EPSW	220	1.000	220
4	M	PRCH		10	SLBC	400	1.000	400
Total Building Area						1,736		1,736



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	23x30x12	Concrete	Formed Metal	690	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (11.95 x 690)	8,246		8,246	2,556	5,690
	UTIL	Utility Building	50x30x12	Concrete	Formed Metal	1,500	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (31.19 x 1,500)	46,785		46,785	7,018	39,767