



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:11:10  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012773 <b>Parcel ID</b> 000000-00-0-00159-001-0025 <b>Cadastral ID</b> 12-21-17-02140 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 309532 KUHLENSCHMIDT, ROY F & LAVENA L  21052 E ROBIN WAY CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20805 S 4240 RD <b>Subdivision</b> CIRCLE H RANCH <b>Lot/Block</b> 0025 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 17 / 5 <b>Neighborhood</b> 1215 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660012773_001.JPG 1/18/2026</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.31046929 -95.45278603																																																																																																																									
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Lot Data	Square-Foot - NBHD 1215 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.1649 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> HYW FRONTAGE 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 94,304.00 x .17 = 16,108 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 16,108		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1 - Low
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,180 / 1,180
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1950 / 101

660012773	12/17/25
660012773_001.JPG	1/18/2026

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	30,759	26.07	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	15,890		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>			
<b>Lot Value</b>	16,108		
<b>Indicated Value</b>	16,108	13.65	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	16,108	13.65	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.93	<b>Total Misc Impr</b>	+	14,759			
<b>Roofing Adj</b>	+ 3.95	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 2.45	<b>Total RCN</b>	=	150,789			
<b>Heat/Cool Adj</b>	+ 9.48	<b>Depreciation ( 100%)</b>	-	150,789			
<b>Plumbing Adj</b>	+ 6.47	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=				
<b>Adj Base Cost</b>	= 115.28	<b>Lot Value</b>	+	16,108			
<b>Total Area</b>	x 1,180	<b>Indicated Value</b>	=	16,108			
<b>Adjusted Cost</b>	= 136,030	<b>Value Per SqFt</b>		13.65			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30915	11x7		77	18.21		1,402
EPSW	ENCLOSED PORCH - SOLID WALL	30916	24x12		288	46.38		13,357



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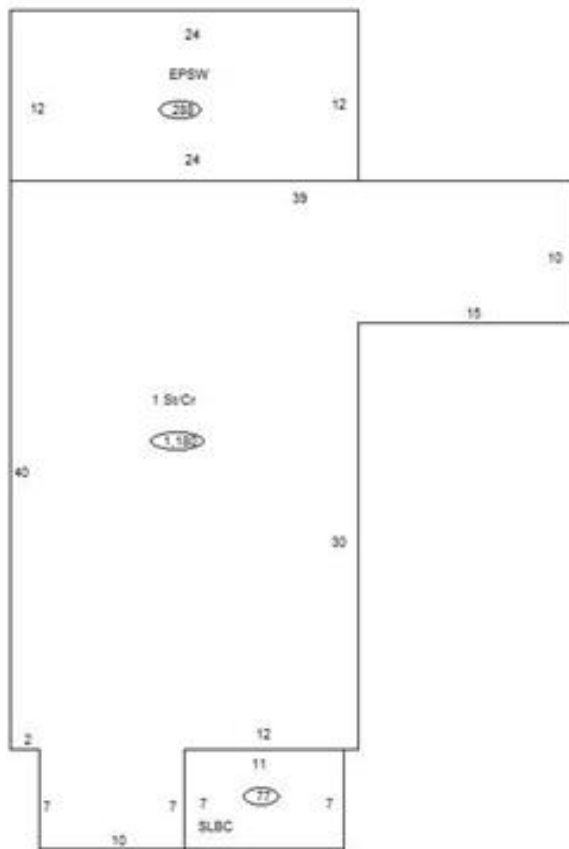
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Sketch Image

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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	1,180	1.000	1,180
2	M	PRCH		10	SLBC	77	1.000	77
3	M	EPSW		10	EPSW	288	1.000	288
<b>Total Building Area</b>						<b>1,180</b>		<b>1,180</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	CARPORT - DETACHED	15x26x0			390
	Qual 2	Cond 1	Year 2000	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (0.00 x 390)						