



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:11:14  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012785 <b>Parcel ID</b> 000000-00-0-00159-001-0038 <b>Cadastral ID</b> 12-21-17-02260 <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> 312336 BAKER & BAKER PROPERTIES LLC  7690 S 4200 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 21405 E DIANA CIR <b>Subdivision</b> CIRCLE H RANCH <b>Lot/Block</b> 0038 / 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31326965 -95.44604678																																																																																																																									
<b>Legal Description</b> LOT 38 BLOCK 1 CIRCLE H RANCH					<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		Square-Foot - NBHD 1215 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.156							
Topography								
Street Access								
Utilities								
Amenities	HYW FRONTAGE	0						
		0						
Method	Square-Foot							
Base Lot Value	93,913.00 x .17 = 16,061							
Factor Value								
Adjustments	1.0000							
Lot Value	16,061							
<b>Residential Data</b>				SHPF 5/19/2021				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 16,061				
<b>Cost Approach</b> Manual : 01/2025				Indicated Value 16,061 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	16,061				
Total Area	x	Indicated Value	=	16,061				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160		
	<b>Qual</b>	3	<b>Cond</b>	3	<b>Year</b>	2020	<b>Eff Age</b>	5

Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (25.44 x 160)	4,070		4,070	936	3,134

UTIL	Utility Building	28x40x10	Concrete	Formed Metal	1,120		
<b>Qual</b>	3	<b>Cond</b>	3	<b>Year</b>	2008	<b>Eff Age</b>	14

Warm & Cooled Air Total Area 120 7,907

Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (31.23 x 1,120)	34,978	7,907	42,885	13,294	29,591



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Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities HYW FRONTAGE  Method Base Lot Value Factor Value Adjustments Lot Value																																																
<b>Residential Data</b> Type 6 Mobile Home 80 x 14 Condition 1 - Low Quality 1 - Low Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Lap Base/Total Area 1,120 / 1,120 Style 100% Single Wide HVAC Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 1981 / 63				D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-5-18\IMG 5/19/2021																																												
<b>Cost Approach</b>		<b>GRM Approach</b>																																														
<b>Manual : 01/2025</b>		GRM Code Gross Rent 0.00 Indicated Value																																														
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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	13		10	Singlewide	1,120	1.000	1,120
<b>Total Building Area</b>						1,120		1,120