




# 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> 660012807 <b>Parcel ID</b> 000000-00-0-00159-001-0047 <b>Cadastral ID</b> 12-21-17-02365 <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> 311139 SOBAN, TOMMY & EILEEN SUE  PO BOX 1915 CLAREMORE OK 74108-0000  <b>Parcel Location</b> <b>Situs</b> 21404 E MONY TRL <b>Subdivision</b> CIRCLE H RANCH <b>Lot/Block</b> 0047 / 0001 <b>Parcel Size</b> .25 - 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>660012807_001.JPG 12/18/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31587883 -95.44193398																																																																																																																									
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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> 0.5 <b>Non-Ag Acres</b> 1.0956 <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> 47,724.00 x .20 = 9,337 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 9,337		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	20% Veneer, Stone 80% Frame, Siding, Wood
<b>Base/Total Area</b>	864 / 1,024
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	864
<b>Fixture/RghIn</b>	6 /
<b>Bed/F/H Bath</b>	1 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2005 / 16

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> 106,583 104.08 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	89.24	<b>Total Misc Impr</b>	+ 7,260				
<b>Roofing Adj</b>	+ 3.73	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 120,207				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 21%)</b>	- 25,243				
<b>Plumbing Adj</b>	+ 7.03	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 94,964				
<b>Adj Base Cost</b>	= 110.30	<b>Lot Value</b>	+ 9,337				
<b>Total Area</b>	x 1,024	<b>Indicated Value</b>	= 104,301				
<b>Adjusted Cost</b>	= 112,947	<b>Value Per SqFt</b>	101.86				

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 94,964 <b>Lot Value</b> 9,337 <b>Indicated Value</b> 104,301 101.86 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 1,268 <b>Total Value</b> 105,569 103.09 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	109455	24x10		240	20.54		4,930
PATO	SLAB PORCH - OPEN	109457	24x12		288	8.09		2,330



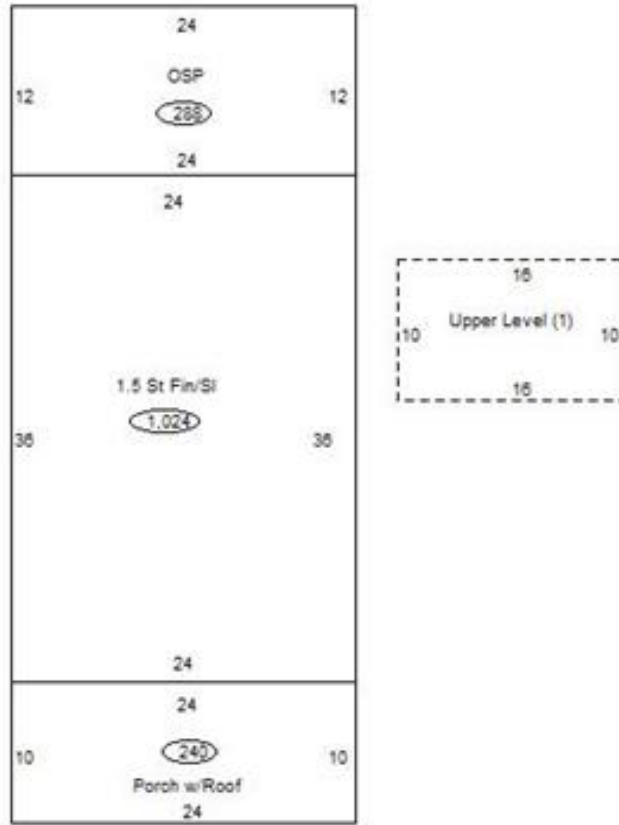
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Si	864	1.185	1,024
2	M	PRCH		13	SLBC	240	1.000	240
3	U	^UL		13	Upper Level (1)	160	1.000	160
4	M	PATO		13	Open Slab	288	1.000	288
<b>Total Building Area</b>						864		1,024



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x8	Plank	Composition Shingle	128
	Qual	2	Cond 3	Year	2005	Eff Age 16
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.63 x 128)		2,641		2,641		1,373
						1,268