



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 660013255 Parcel ID 21N15E-13-3-00000-000-0000 Cadastral ID 13-21-15-01110 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 89704 SUMTER, SETH H SR & DAWNETTE 9050 E 496 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09050 E 496 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 13 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0018. 8/8/2022</p>														
Legal Description Lat/Long: 36.29692690 -95.66691356																			
E 357.52', W 715.04', S 304.6' NW SW					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>R2017 08 15</td> <td>R18-MASTER BED 18X 30/KITCHEN RM</td> <td>08/2017</td> <td>12/2017</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 08 15	R18-MASTER BED 18X 30/KITCHEN RM	08/2017	12/2017	90,000
Number	Description	Opened	Closed	Amount															
R2017 08 15	R18-MASTER BED 18X 30/KITCHEN RM	08/2017	12/2017	90,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	SUMTER, SETH H SR &	08/05/2018	0	4										
					2039/334	SUMTER, DAWNETTE &	04/01/2009	0	4										
					1899/171	MORVICH, JOHN &	09/13/2007	200,000	YES										
					1399/892	PRUDENTIAL RESIDENTIAL-SERVICE	08/13/2002	183,500	YES										
					1399/890	HOLFORD, LESLY R	08/12/2002	183,500	YES										
					1241/767	ASSOCIATES RELOCATION	08/08/2000	167,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2008	Land Value	83,082	57,047	11%	6,275	Assessed	37,223	3,440.52										
Year Frozen	0	Improvements	300,706	281,348		30,948	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	383,788	338,395		37,223	Total Taxable	36,223	3,348.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013255	SUMTER, SETH H SR &			18	359,326	1000	35,139	3,248.00										
2024	2024-660013255	SUMTER, SETH H SR &			18	377,396	1000	34,087	3,150.00										
2023	2023-660013255	SUMTER, SETH H SR &			18	327,298	1000	33,064	3,029.00										
2022	2022-660013255	SUMTER, SETH H SR &			18	328,826	1000	32,073	2,969.00										
2021	2021-660013255	SUMTER, SETH H SR &			18	302,456	1000	31,110	2,747.00										
2020	2020-660013255	SUMTER, SETH H SR &			18	292,717	1000	30,175	2,763.00										
2019	2019-660013255	SUMTER, SETH H &			18	275,148	1000	29,267	2,711.00										
2018	2018-660013255	SUMTER, SETH H &			18	282,867	1000	30,116	2,783.00										
2017	2017-660013255	SUMTER, SETH H SR &			18	230,296	1000	24,333	2,232.00										
2016	2016-660013255	SUMTER, SETH H SR &			18	224,837	1000	23,704	2,222.00										
2015	2015-660013255	SUMTER, SETH H SR &			18	218,036	1000	22,984	2,069.00										
2014	2014-660013255	SUMTER, SETH H SR &			18	219,827	1000	22,594	2,095.00										
2013	2013-660013255	SUMTER, SETH H SR &			18	208,236	1000	21,906	2,005.00										



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.5243 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 109,960.00 x .76 = 83,082 Factor Value Adjustments 1.0000 Lot Value 83,082		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,878 / 3,082
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,878
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	KRM -
Year/Eff Age	1993 / 23

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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	362,116	117.49	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.60	Total Misc Impr	+ 14,409				
Roofing Adj	+ 3.32	Garage Cost	+ 20,766				
Subfloor Adj	+ -2.12	Total RCN	= 403,566				
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 112,998				
Plumbing Adj	+ 7.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 290,568				
Adj Base Cost	= 119.53	Lot Value	+ 83,082				
Total Area	x 3,082	Indicated Value	= 373,650				
Adjusted Cost	= 368,391	Value Per SqFt	121.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	290,568		
Lot Value	83,082		
Indicated Value	373,650	121.24	Per SqFt
Agland Value			
Site Improvements	10,138		
Total Value	383,788	124.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	31919	8x6		48	29.38		1,410
PRCH	SLAB PORCH - COVERED	31920	16x12		192	28.83		5,535
PATO	SLAB PORCH - OPEN	31921	16x5		80	12.93		1,034



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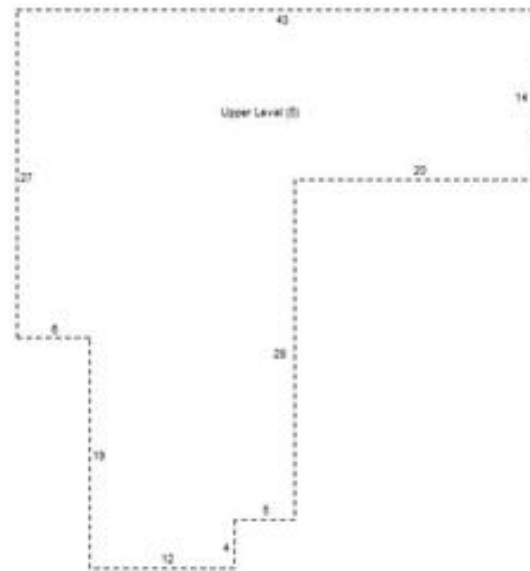
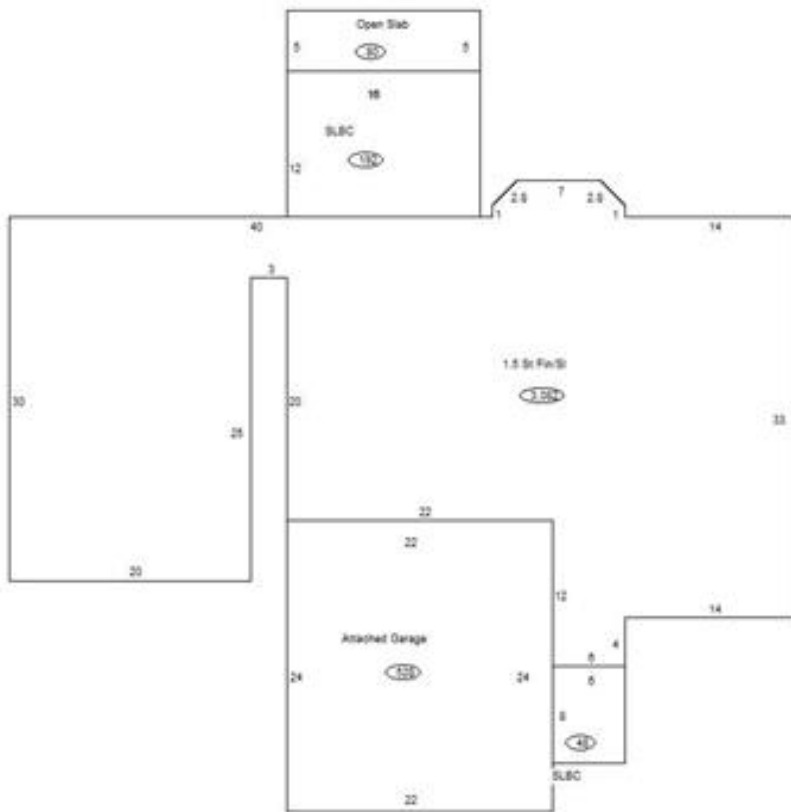
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	528	1.000	528
2	M	PRCH		10	SLBC	48	1.000	48
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PATO		10	Open Slab	80	1.000	80
5	R	5	Slab	10	1.5 St Fin/SI	1,878	1.641	3,082
6	U	^UL		10	Upper Level (5)	1,204	1.000	1,204
Total Building Area						1,878		3,082



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			792
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 792)		12,672	12,672	2,534	10,138
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					