



# 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> 660014063 <b>Parcel ID</b> 22N17E-14-1-00000-000-0000 <b>Cadastral ID</b> 14-22-17-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 347859 SMITH, SHARON FAMILY REVOCABLE TRUST  20702 E 430 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20702 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 14 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.39162807 -95.45909661 S2 NW NE & SW NE NE									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R5	ROLL NEW SHPA & OSPx2 PER V5/JCI	12/2004	01/2005	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SMITH, FRED P &	08/14/2025		4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	0	Land Value 3,382	3,382	11%	372	Assessed	21,781	2,206.63	
Year Frozen	0	Improvements 252,053	194,627		21,409	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	
TIF Project ID	0	Total Value 255,435	198,009		21,781	Total Taxable	20,781	2,118.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660014063	SMITH, SHARON	75	295,975	1000	20,147	2,054.00		
2024	2024-660014063	SMITH, FRED P &	75	193,989	1000	19,531	2,003.00		
2023	2023-660014063	SMITH, FRED P &	75	181,207	1000	18,933	1,986.00		
2022	2022-660014063	SMITH, FRED P &	75	181,278	1000	18,941	2,028.00		
2021	2021-660014063	SMITH, FRED P &	75	194,150	1000	20,356	2,117.00		
2020	2020-660014063	SMITH, FRED P &	75	197,359	1000	20,655	2,227.00		
2019	2019-660014063	SMITH, FRED P &	75	191,132	1000	20,025	2,141.00		
2018	2018-660014063	SMITH, FRED P &	75	198,066	1000	20,787	2,234.00		
2017	2017-660014063	SMITH, FRED P &	75	195,268	1000	20,479	2,187.00		
2016	2016-660014063	SMITH, FRED P &	75	192,179	1000	20,140	2,147.00		
2015	2015-660014063	SMITH, FRED P &	75	188,106	1000	19,692	2,137.00		
2014	2014-660014063	SMITH, FRED P &	75	191,964	1000	19,161	2,109.00		
2013	2013-660014063	SMITH, FRED P &	75	183,374	1000	18,574	1,997.00		



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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,100 / 2,432
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,100
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	568 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 33

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	89.13	Total Misc Impr	+ 36,986
Roofing Adj	+ 2.79	Garage Cost	+ 21,970
Subfloor Adj	+ -1.79	Total RCN	= 335,693
Heat/Cool Adj	+ 14.47	Depreciation ( 41%)	- 137,634
Plumbing Adj	+ 9.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,059
Adj Base Cost	= 113.79	Lot Value	+ 198,059
Total Area	x 2,432	Indicated Value	= 198,059
Adjusted Cost	= 276,737	Value Per SqFt	81.44

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	198,059		
Lot Value			
Indicated Value	198,059	81.44	Per SqFt
Agland Value	3,382		
Site Improvements	53,994		
Total Value	255,435	105.03	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	33826	4x2		8	29.51		236
PATO	SLAB PORCH - OPEN	33828	634		634	9.69		6,143
SUN	Sunroom	33829	18x16		288	28.50		8,208
PATO	SLAB PORCH - OPEN	33830	1148		1,148	9.69		11,124
PATO	Patio - Open	33831	25x20		500	9.69		4,845





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		640	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (22.26 x 640)	14,246		14,246	7,835	6,411	
	UTIL	Shop Building	0x0x0	Base		2,000	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (27.99 x 2,000)	55,980		55,980	8,397	47,583	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)	25,000		25,000	25,000		



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	18.000	92	92	1,652	1,652
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	3.000	85	85	254	254
<b>TMBR Totals</b>						21.000			1,906	1,906
LKC	LINKER FINE SANDY LOAM 3-	IMP PST	51		0	2.000	143	143	286	286
VD	VERDIGRIS SILT LOAM	IMP PST	95		0	2.000	266	266	532	532
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	5.000	132	132	658	658
<b>IMP PST Totals</b>						9.000			1,476	1,476
<b>Total Agland</b>						30.000			3,382	3,382