



# 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> 660014066 <b>Parcel ID</b> 22N17E-14-4-00000-000-0000 <b>Cadastral ID</b> 14-22-17-00400 <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> 346439 RILEY, ELDON L JR & CRYSTAL R  20551 E 440 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20551 E 440 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 9.47 - Acres <b>Sec/Twn/Rng</b> 14 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/21/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.38175907 -95.46134737 W2 SW SE LESS S 185' OF E 249' OF SE SW SW SE & LESS N 625' W2 SW SE.																																																																																																																									
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Lot Data	Square-Foot - NBHD 4071 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	2,186 / 2,186
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	227,510	104.08	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	95.99	Total Misc Impr	+	10,630	
Roofing Adj	+ 4.17	Garage Cost	+	15,316	
Subfloor Adj	+ 1.09	Total RCN	=	286,408	
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	126,020	
Plumbing Adj	+ 6.43	Lump Sums	+	1,136	
Basement Adj	+ 0.00	RCNLD	=	161,524	
Adj Base Cost	= 119.15	Lot Value	+		
Total Area	x 2,186	Indicated Value	=	161,524	
Adjusted Cost	= 260,462	Value Per SqFt		73.89	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,524		
Lot Value			
Indicated Value	161,524	73.89	Per SqFt
Agland Value	597		
Site Improvements	19,826		
Total Value	181,947	83.23	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	33838		236	236	23.45		5,534
WODO	WOOD DECK - OPEN	33839	24x10		240	18.94	75%	1,136



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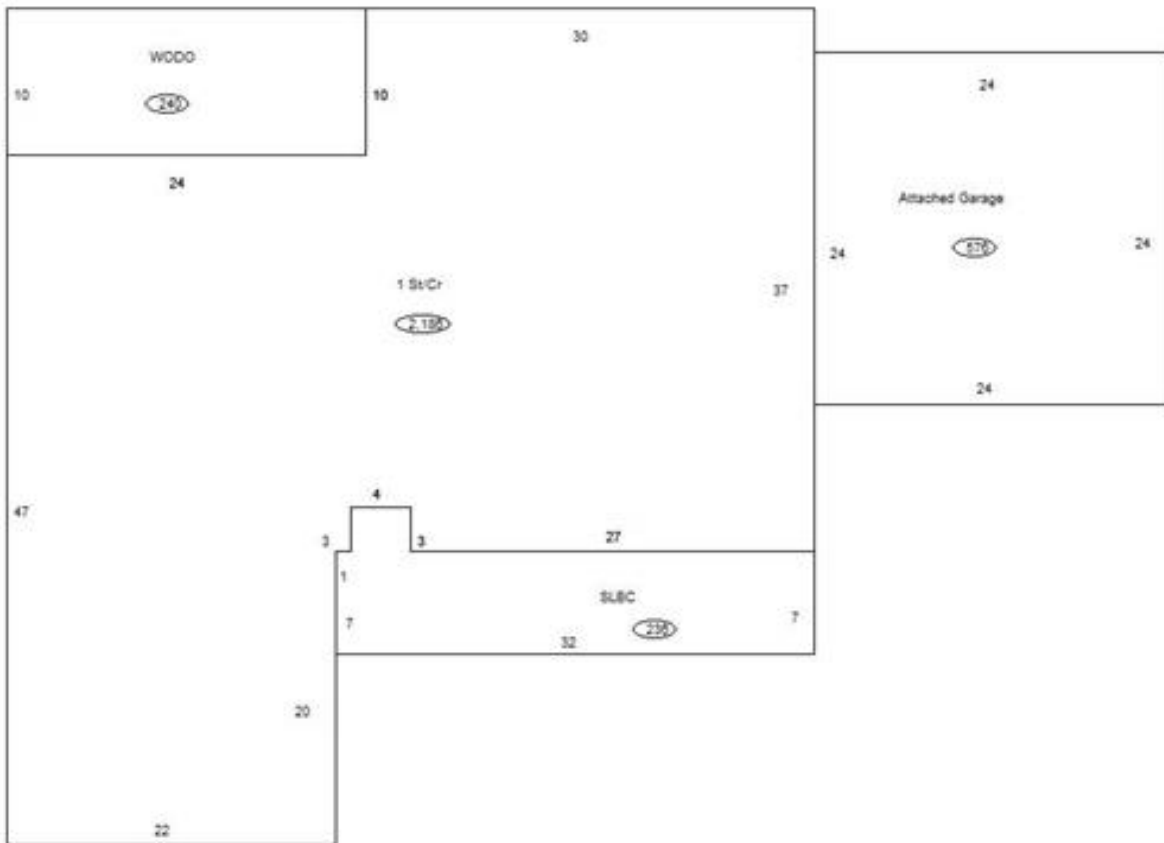
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### Sketch Image

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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	2,186	1.000	2,186
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	236	1.000	236
4	M	WODO		10	WODO	240	1.000	240
<b>Total Building Area</b>						<b>2,186</b>		<b>2,186</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x28x6	Concrete	Galvanized Metal	840	
	Qual	3	Cond 3	Year 2020	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.47 x 840)		26,435		26,435	6,609	19,826
	UTIL	Shop Building	0x0x0	Base	Galvanized Metal		
	Qual	3	Cond 3	Year 2000	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (32.53 x )						
	FLV	GENERATOR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.00 x )						



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			9.470	63	63	597	597
<b>TMBR Totals</b>						9.470			597	597
<b>Total Agland</b>						9.470			597	597