



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:02:21
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Assessment Data					Primary Image																																																																																																											
Account 660014078 Parcel ID 22N17E-14-2-00000-000-0000 Cadastral ID 14-22-17-01600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 318137 GROSSMAN, ROGER & KACI 20140 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 20140 E 430 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 14 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.39344040 -95.46810717																																																																																																																
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.9017	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	431,317.00 x .30 = 129,609	
Factor Value		
Adjustments	1.0000	
Lot Value	129,609	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,124 / 2,124
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,124
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,117 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/22/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	376,318	177.17	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	97.81	Total Misc Impr	+	33,008	
Roofing Adj	+ 5.44	Garage Cost	+	33,275	
Subfloor Adj	+ -2.19	Total RCN	=	323,308	
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	25,865	
Plumbing Adj	+ 7.31	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	297,443	
Adj Base Cost	= 121.01	Lot Value	+	129,609	
Total Area	x 2,124	Indicated Value	=	427,052	
Adjusted Cost	= 257,025	Value Per SqFt		201.06	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	297,443		
Lot Value	129,609		
Indicated Value	427,052	201.06	Per SqFt
Agland Value			
Site Improvements	46,782		
Total Value	473,834	223.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130596	61x8		488	25.40		12,395
PRCH	SLAB PORCH - COVERED	130597	408		408	25.65		10,465
PRCH	SLAB PORCH - COVERED	130598	395		395	25.69		10,148



Rogers

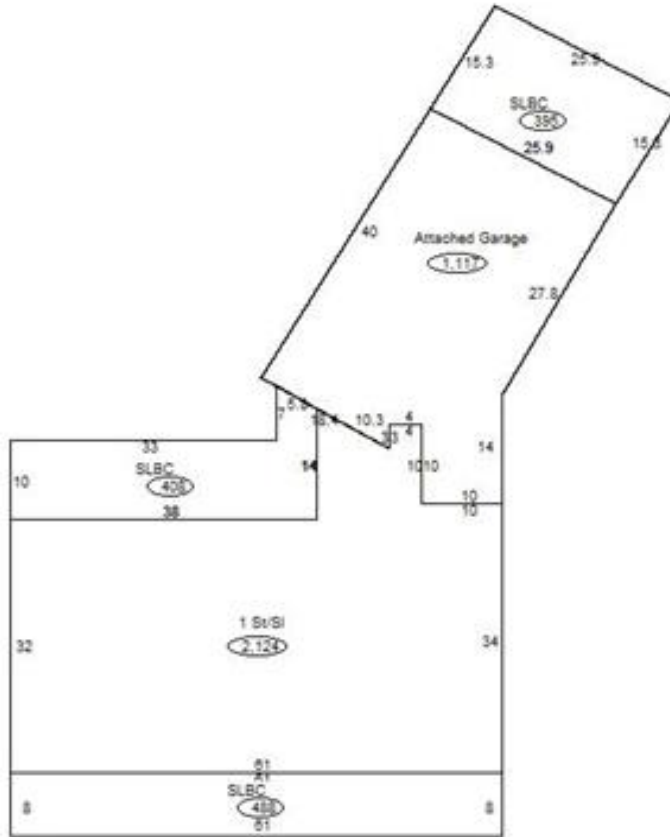
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,124	1.000	2,124
2	G	1		20	Attached Garage	1,117	1.000	1,117
3	M	PRCH		20	SLBC	488	1.000	488
4	M	PRCH		20	SLBC	408	1.000	408
5	M	PRCH		20	SLBC	395	1.000	395
Total Building Area						2,124		2,124



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		50x30x12	Concrete	Galvanized Metal	1,500
Qual	3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (30.81 x 1,500)	46,215		46,215	3,235	42,980

LNT0	Lean To - Attached		12x50x10	Gravel	Galvanized Metal	600
Qual	3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (8.45 x 600)	5,070		5,070	1,268	3,802