



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	660014080													
Parcel ID	22N17E-14-4-00000-000-0000													
Cadastral ID	14-22-17-01800													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	75 - SEQUOYAH/FOYIL FD													
Name ID	30524													
MAGNUSON, JEFFREY L &														
LILA ELAINE														
20703 E 440														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	20703 E 440 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	14 / 22 / 17 / 4													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description														
Lat/Long: 36.38166168 -95.45874193														
W2 E2 E2 SW SE														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
779/124			31,340	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax						
Remove Cap	0	Land Value	77,157	49,170	11%	5,409	Assessed	16,191	1,640.31					
Year Frozen	0	Improvements	140,387	98,018		10,782	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	217,544	147,188		16,191	Total Taxable	15,191	1,552.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014080	MAGNUSON, JEFFREY L &	75	194,484	1000	14,719	1,504.00							
2024	2024-660014080	MAGNUSON, JEFFREY L &	75	172,331	1000	14,261	1,466.00							
2023	2023-660014080	MAGNUSON, JEFFREY L &	75	134,699	1000	13,817	1,452.00							
2022	2022-660014080	MAGNUSON, JEFFREY L &	75	136,502	1000	14,016	1,505.00							
2021	2021-660014080	MAGNUSON, JEFFREY L &	75	139,462	1000	13,765	1,436.00							
2020	2020-660014080	MAGNUSON, JEFFREY L &	75	134,549	1000	13,334	1,444.00							
2019	2019-660014080	MAGNUSON, JEFFREY L &	75	126,522	1000	12,918	1,388.00							
2018	2018-660014080	MAGNUSON, JEFFREY L &	75	131,485	1000	13,032	1,406.00							
2017	2017-660014080	MAGNUSON, JEFFREY L &	75	129,885	1000	12,623	1,355.00							
2016	2016-660014080	MAGNUSON, JEFFREY L &	75	127,509	1000	12,226	1,310.00							
2015	2015-660014080	MAGNUSON, JEFFREY L &	75	125,114	1000	11,841	1,292.00							
2014	2014-660014080	MAGNUSON, JEFFREY L &	75	123,507	1000	11,467	1,269.00							
2013	2013-660014080	MAGNUSON, JEFFREY L &	75	118,409	1000	11,103	1,200.00							



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.0851	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	221,508.00 x .35 = 77,157	
Factor Value		
Adjustments	1.0000	
Lot Value	77,157	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 36

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/21/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	149,443	104.95	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	94.49	Total Misc Impr	+	12,120	
Roofing Adj	+ 4.39	Garage Cost	+		
Subfloor Adj	+ 1.16	Total RCN	=	176,492	
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	79,421	
Plumbing Adj	+ 3.92	Lump Sums	+	1,549	
Basement Adj	+ 0.00	RCNLD	=	98,620	
Adj Base Cost	= 115.43	Lot Value	+	77,157	
Total Area	x 1,424	Indicated Value	=	175,777	
Adjusted Cost	= 164,372	Value Per SqFt		123.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,620		
Lot Value	77,157		
Indicated Value	175,777	123.44	Per SqFt
Agland Value			
Site Improvements	41,767		
Total Value	217,544	152.77	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
WODO	WOOD DECK - OPEN	33858	22x8		176	22.00	60%	1,549
PATO	SLAB PORCH - OPEN	33859	36x24		864	8.13		7,024



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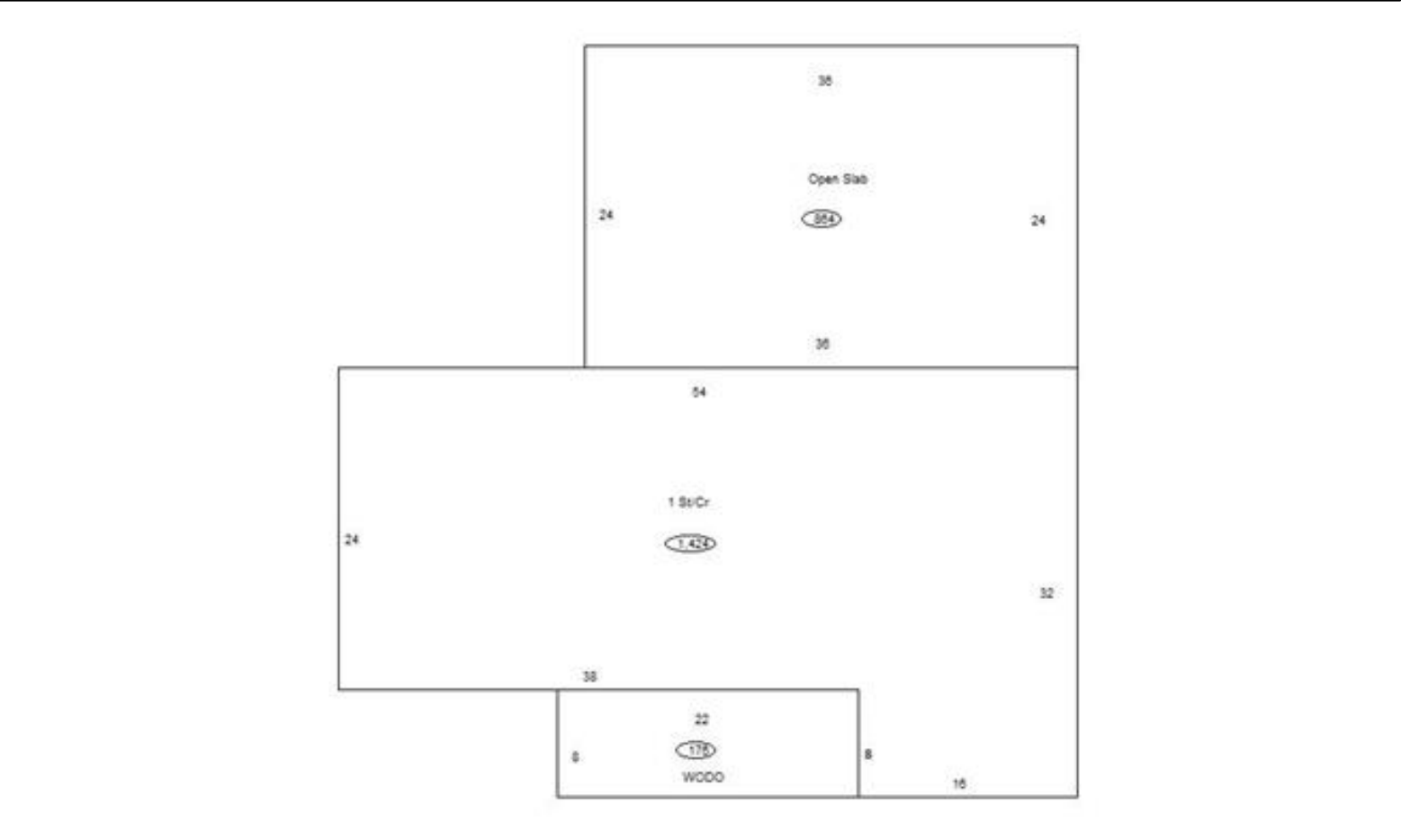
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Sketch Image

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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	1,424	1.000	1,424
2	M	WODO		10	WODO	176	1.000	176
3	M	PATO		10	Open Slab	864	1.000	864
Total Building Area						1,424		1,424



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	18x20x8	Concrete	Galvanized Metal	
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (9.56 x)					
	SHDS	Shed - Small	10x16x8	Plank	Galvanized Metal	160
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (26.45 x 160) 4,232			4,232	4,232	
	BNGP	Barn - General Purpose	0x0x0	Base		2,024
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (19.35 x 2,024) 39,164			39,164	33,289	5,875
	UTIL	Shop Building	0x0x0	Base		1,500
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (29.91 x 1,500) 44,865			44,865	8,973	35,892