



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 660018548 Parcel ID 22N17E-20-4-00000-000-0000 Cadastral ID 20-22-17-01900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 330546 BRASIER, GERALDINE REVOCABLE TRUST 1213 MONIQUE CIRCLE CLAREMORE OK 74017-0000 Parcel Location Situs 17461 E 450 RD Subdivision Lot/Block / Parcel Size 120.01 - Acres Sec/Twn/Rng 20 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\\\tsclient\C\Users\TS\Pictures\2016-09-15 09-15-2016\09-15-2016 9/19/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.36957406 -95.51530269																																																																																																																									
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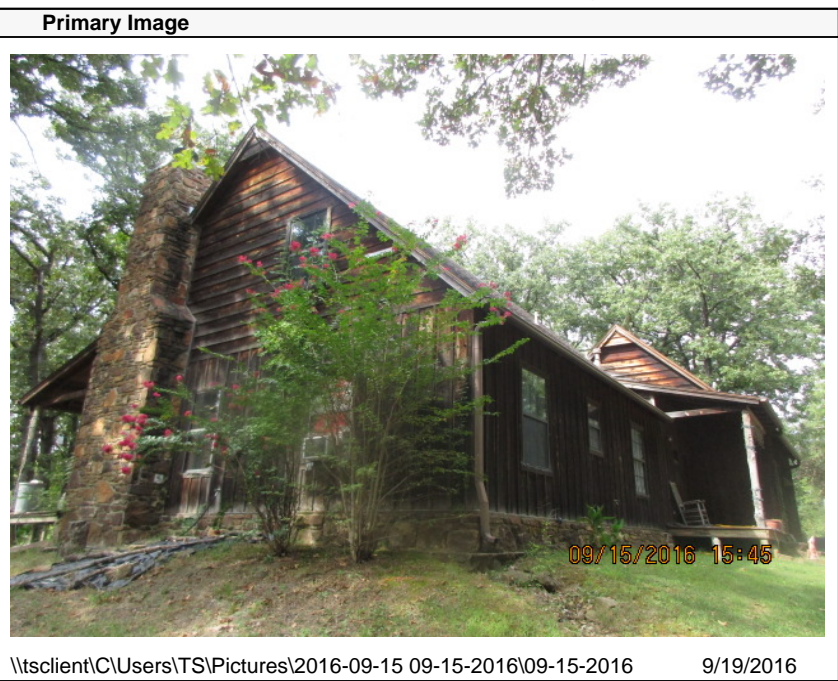
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,304 / 1,768
Style	100% 1 1/2 Story Finished
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	374 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 27

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	

Cost Approach		Manual : 01/2025	
Base Cost	88.93	Total Misc Impr	+ 15,968
Roofing Adj	+ 3.62	Garage Cost	+ 12,910
Subfloor Adj	+ 0.00	Total RCN	= 221,007
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 75,142
Plumbing Adj	+ 3.48	Lump Sums	+ 9,510
Basement Adj	+ 0.00	RCNLD	= 155,375
Adj Base Cost	= 108.67	Lot Value	+ 155,375
Total Area	x 1,768	Indicated Value	= 155,375
Adjusted Cost	= 192,129	Value Per SqFt	87.88

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	155,375		
Lot Value			
Indicated Value	155,375	87.88	Per SqFt
Agland Value	14,856		
Site Improvements	4,867		
Total Value	320,963	181.54	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	45183	11x7		77	26.69		2,055
PRCH	SLAB PORCH - COVERED	45184	40x8		320	25.93		8,298
WODC	WOOD DECK - COVERED	130506	20x16		320	29.72		9,510



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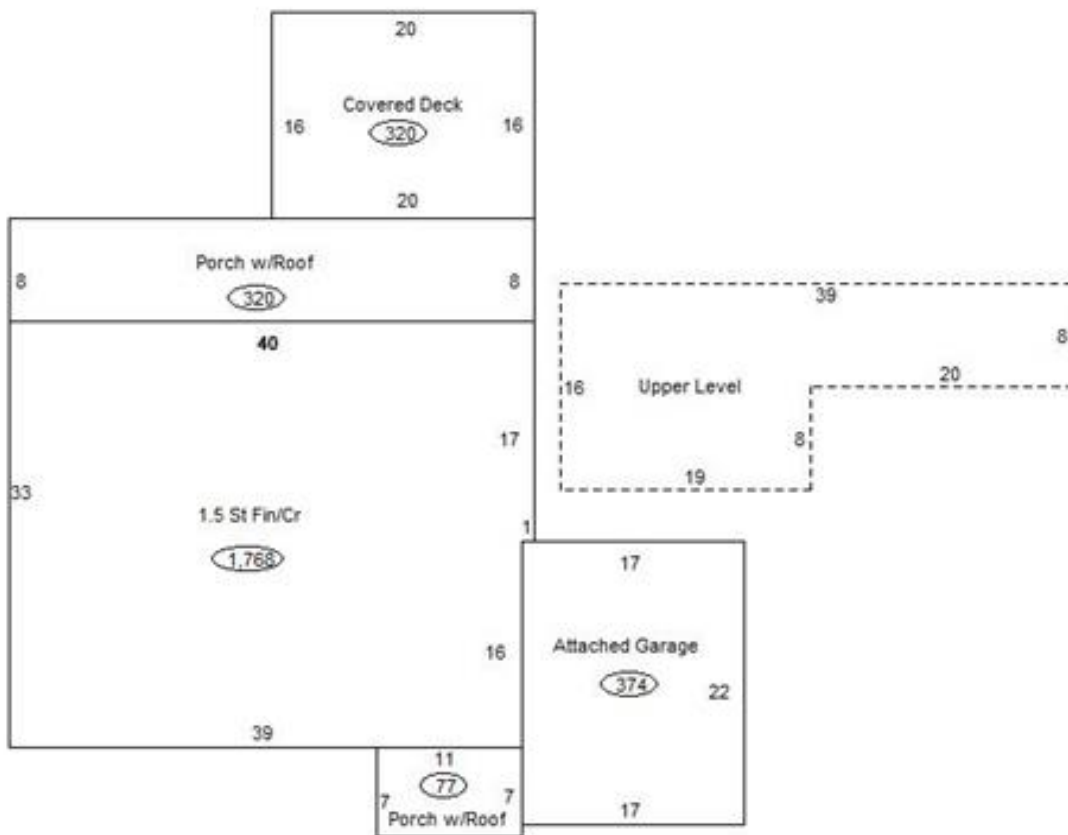
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,304	1.356	1,768
2	G	1		13	Attached Garage	374	1.000	374
3	M	PRCH		13	SLBC	77	1.000	77
4	M	PRCH		13	SLBC	320	1.000	320
5	U	^UL		13	Upper Level	464	1.000	464
6	M	WODC		13	WODC	320	1.000	320
Total Building Area						1,304		1,768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	26x20x0			520
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (9.36 x 520)	4,867		4,867	4,867



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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	NTV PST	51			3.679	122	122	450	450
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			50.902	168	168	8,552	8,552
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			18.132	192	192	3,481	3,481
HC	HECTOR STONY SANDY LOAM	TMBR	20			28.364	36	36	1,021	1,021
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.658	63	63	41	41
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			4.543	151	151	687	687
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.378	85	85	624	624
W	WATER	TMBR	0			6.353	0	0	0	0
TMBR Totals						120.010			14,856	14,856
Total Agland						120.010			14,856	14,856