




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 660019458 Parcel ID 22N17E-22-2-00000-000-0000 Cadastral ID 22-22-17-01500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 332676 WOODS, KELVIN L & LORRAINE P MCCOOL 19406 E 440 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19406 E 440 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 22 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-4-29\IMG_000' 4/29/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.37848825 -95.48288920																																																																																																																									
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Units Buildable - 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	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-4-29\IMG_000 4/29/2021

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,408 / 2,408
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,408
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1982 / 19

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	114.63	Total Misc Impr	+ 48,366
Roofing Adj	+ 5.19	Garage Cost	+ 31,658
Subfloor Adj	+ -3.40	Total RCN	= 417,577
Heat/Cool Adj	+ 14.47	Depreciation (22%)	- 91,867
Plumbing Adj	+ 9.29	Lump Sums	+ 2,546
Basement Adj	+ 0.00	RCNLD	= 328,256
Adj Base Cost	= 140.18	Lot Value	+ 328,256
Total Area	x 2,408	Indicated Value	= 328,256
Adjusted Cost	= 337,553	Value Per SqFt	136.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,256		
Lot Value			
Indicated Value	328,256	136.32	Per SqFt
Agland Value	2,902		
Site Improvements	173,333		
Total Value	830,201	344.77	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	47281		590	590	27.64		16,308
GEP	Glass Enclosed Porch	47282	13x12		156	16.32		2,546
PATO	Patio - Open	164317	2064		2,064	9.69		20,000
PATC	Patio - Covered	164318	18x18		324	17.37		5,628



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	0x0x0	Concrete		1,020
	Qual	5	Cond 5	Year 2020	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (54.50 x 1,020)		55,590	55,590	8,339	47,251
	BNGP	BARN	54x90x12	Concrete	Formed Metal	4,860
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (21.25 x 4,860)		103,275	103,275	25,819	77,456
	BNGP	BARN	60x38x10	Concrete	Formed Metal	2,280
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (23.08 x 2,280)		52,622	52,622	13,156	39,466
	LNT0	Lean To - Attached	10x56x8	Concrete	Formed Metal	560
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (13.90 x 560)		7,784	7,784	4,048	3,736
	LNT0	Lean To - Attached	14x45x8	Concrete	Formed Metal	630
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (13.55 x 630)		8,537	8,537	4,439	4,098
	LOAF	LOAFING SHED	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 360)		2,455	2,455	1,129	1,326
	SHDS	Shed - Small	10x18x8	Plank	Composition Shingle	180
	Qual	4	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25.98 x 180)		4,676	4,676	4,676	



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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			1.028	122	122	126	126
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			15.779	168	168	2,651	2,651
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.991	36	36	108	108
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.202	85	85	17	17
TMBR Totals						20.000			2,902	2,902
Total Agland						20.000			2,902	2,902