



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:04:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019471 <b>Parcel ID</b> 22N17E-22-1-00000-000-0000 <b>Cadastral ID</b> 22-22-17-02500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 348860 CHRISTMANN, DONNA  19712 E 440 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19712 E 440 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660019471_001.JPG 12/12/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.37804336 -95.47643797																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10 <b>Non-Ag Acres</b> 9.875 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 5 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 430,156.00 x .30 = 129,319 <b>Factor Value</b> -13,075 <b>Adjustments</b> 1.0000 <b>Lot Value</b> 116,244		<p>660019471 09/16/24</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,760 / 1,760
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	2,000 Attached Garage - Finished
<b>Remodel</b>	REVITALIZE -
<b>Year/Eff Age</b>	1970 /



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	88.44	<b>Total Misc Impr</b>	+ 4,714				
<b>Roofing Adj</b>	+ 4.78	<b>Garage Cost</b>	+ 64,320				
<b>Subfloor Adj</b>	+ 1.09	<b>Total RCN</b>	= 265,644				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 0%)</b>	- 0				
<b>Plumbing Adj</b>	+ 5.93	<b>Lump Sums</b>	+ 2,157				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 267,801				
<b>Adj Base Cost</b>	= 111.71	<b>Lot Value</b>	+ 116,244				
<b>Total Area</b>	x 1,760	<b>Indicated Value</b>	= 384,045				
<b>Adjusted Cost</b>	= 196,610	<b>Value Per SqFt</b>	218.21				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	267,801		
<b>Lot Value</b>	116,244		
<b>Indicated Value</b>	384,045	218.21	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,669		
<b>Total Value</b>	388,714	220.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	164290	32x12		384	28.09	80%	2,157
FPPF	Fireplace - Prefabricated			1	1	4,713.56		4,714



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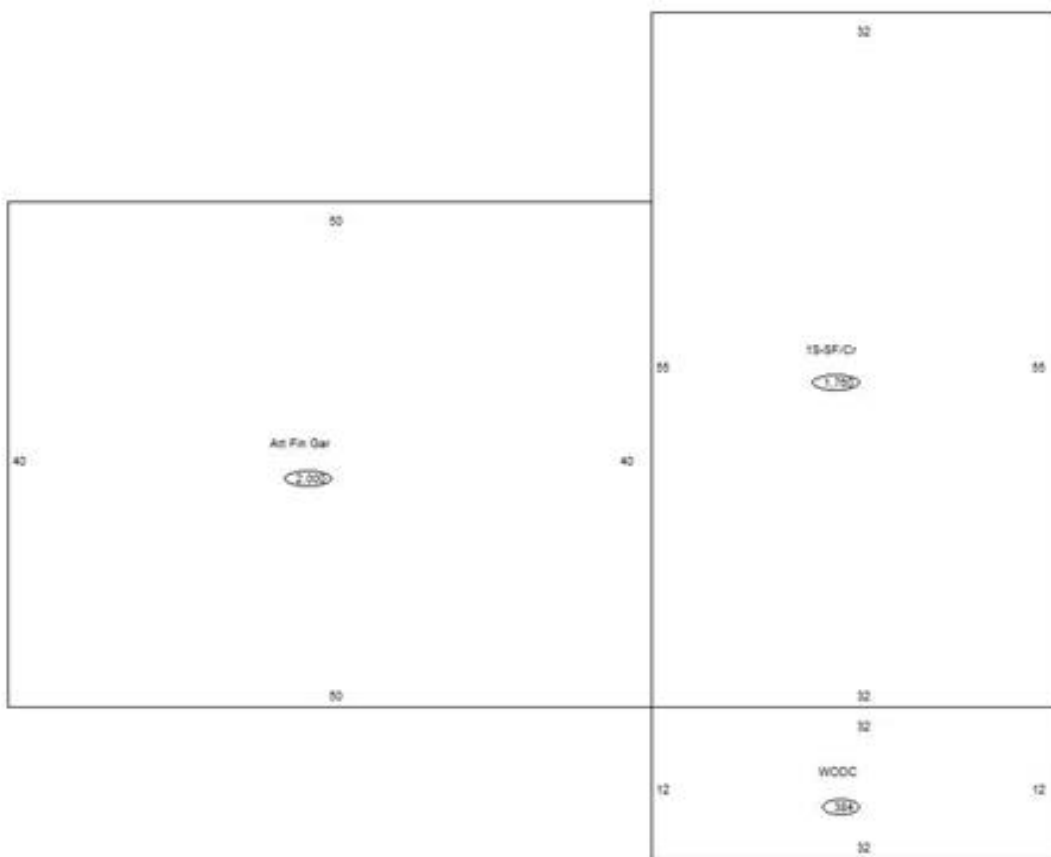
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### Sketch Image

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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	1S-SF/Cr	1,760	1.000	1,760
2	M	WODC		10	WODC	384	1.000	384
3	G	5		10	Att Fin Gar	2,000	1.000	2,000
<b>Total Building Area</b>						<b>1,760</b>		<b>1,760</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
Base Cost (22.62 x 240)	5,429		5,429	760	4,669