



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:49:00  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020066 <b>Parcel ID</b> 22N17E-23-1-00000-000-0000 <b>Cadastral ID</b> 23-22-17-00700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 300704 VINCENT, SANDRA D & DEWAYNE E  20632 E 440 RD CLAREMORE OK 74017-0571  <b>Parcel Location</b> <b>Situs</b> 20632 E 440 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 23 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 11/18/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.37804566 -95.45963018 NW NE LESS W2 W2 NW NE																																																																																																																									
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/18/2020

<b>Residential Data</b>	
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	2,699 / 2,699
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,699
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 28

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

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

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	94.10	Total Misc Impr	+ 0
Roofing Adj	+ 5.24	Garage Cost	+ 0
Subfloor Adj	+ -2.10	Total RCN	= 312,085
Heat/Cool Adj	+ 12.64	Depreciation ( 35%)	- 109,230
Plumbing Adj	+ 5.75	Lump Sums	+ 22,012
Basement Adj	+ 0.00	RCNLD	= 224,867
Adj Base Cost	= 115.63	Lot Value	+ 224,867
Total Area	x 2,699	Indicated Value	= 224,867
Adjusted Cost	= 312,085	Value Per SqFt	83.31

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	224,867
Lot Value	
Indicated Value	224,867
Agland Value	1,566
Site Improvements	28,448
Total Value	254,881
	83.31 Per SqFt
	94.44 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	49055	308		308	29.72	10%	8,238
WODC	WOOD DECK - COVERED	49056	516		516	29.66	10%	13,774



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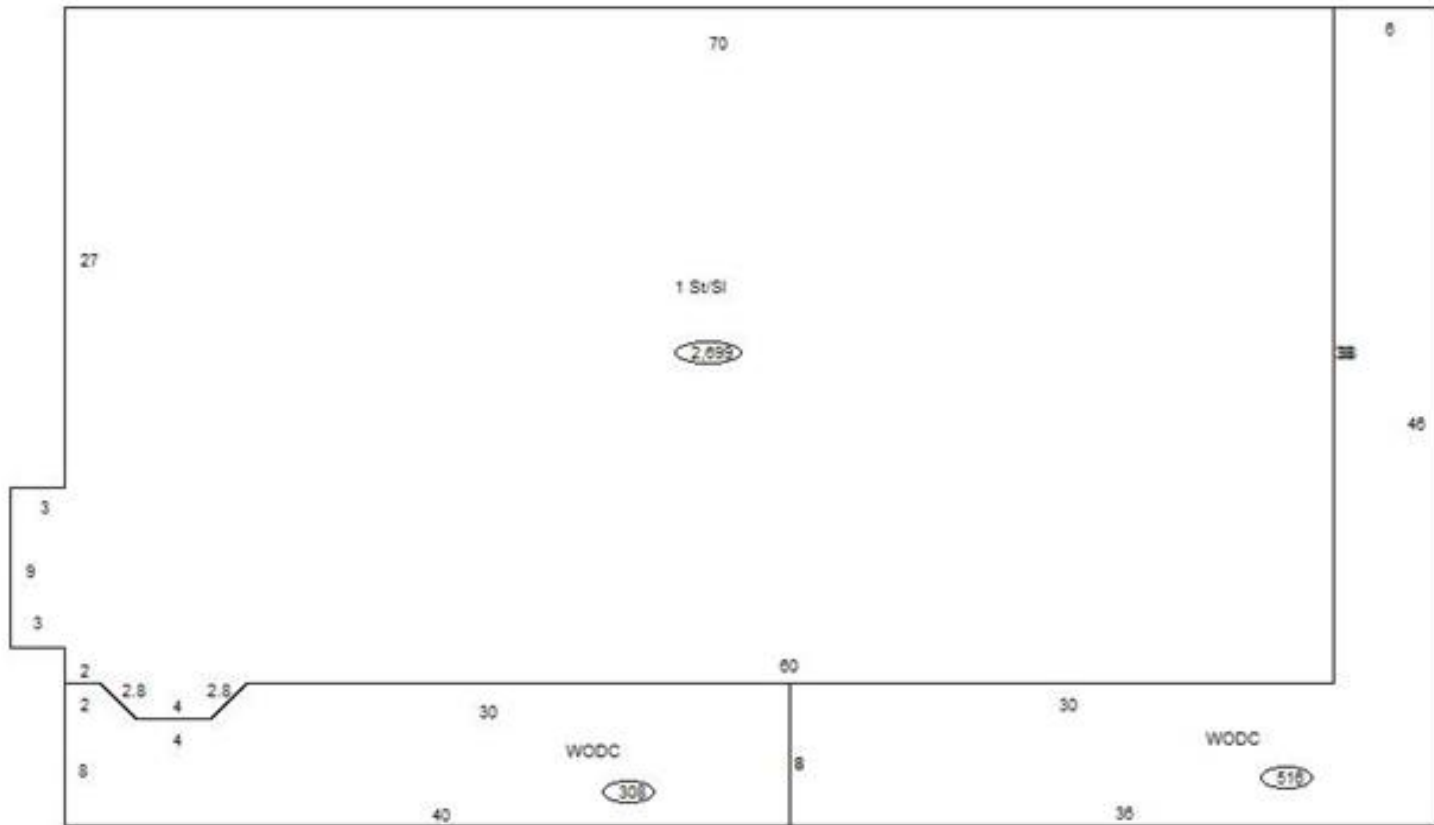
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### Sketch Image

66020066



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,699	1.000	2,699
2	M	WODC		10	WODC	308	1.000	308
3	M	WODC		10	WODC	516	1.000	516
<b>Total Building Area</b>						2,699		2,699



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x6	Plank	Galvanized Metal	
	Qual 3	Cond 3	Year 2017	Eff Age 7		


<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (39.31 x )				

	SHDS	Shed - Small	12x12x6	Concrete	Galvanized Metal	
	Qual 3	Cond 3	Year 2015	Eff Age 8		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (38.03 x )				

	UTIL	Shop Building	38x38x6	Concrete	Galvanized Metal	1,444
	Qual 3	Cond 3	Year 2000	Eff Age		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.14 x 1,444)	42,078	42,078	18,935	23,143

	UTIL	Utility Building	16x20x6	Concrete	Galvanized Metal	320
	Qual 3	Cond 3	Year 1999	Eff Age		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30.14 x 320)	9,645	9,645	4,340	5,305

	LNT0	Lean-To	0x0x0	Concrete	Galvanized Metal	
	Qual 3	Cond 3	Year 1998	Eff Age		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (11.21 x )				



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	12.000	36	36	432	432
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	18.000	63	63	1,134	1,134
<b>TMBR Totals</b>						30.000			1,566	1,566
<b>Total Agland</b>						30.000			1,566	1,566