



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 660020081 Parcel ID 22N17E-23-2-00000-000-0000 Cadastral ID 23-22-17-02200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 306438 WHEELER, DARYL D 20254 E 440 RD CLAREMORE OK 74017-0000 Parcel Location Situs 20254 E 440 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 23 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37804061 -95.46803965																																																																																																																									
E2 NW NW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 4071 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,192 / 1,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,192
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach
GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	111.39	Total Misc Impr	+ 10,865	Roofing Adj	+ 4.76	Garage Cost	+ 11,700
Subfloor Adj	+ -1.22	Total RCN	= 187,311	Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 86,163
Plumbing Adj	+ 11.81	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 101,148
Adj Base Cost	= 138.21	Lot Value	+ 101,148	Total Area	x 1,192	Indicated Value	= 101,148
		Value Per SqFt	84.86	Adjusted Cost	= 164,746		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,148		
Lot Value			
Indicated Value	101,148	84.86	Per SqFt
Agland Value	2,711		
Site Improvements	19,750		
Total Value	123,609	103.70	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
PRCH	SLAB PORCH - COVERED	49077	14x6		84	24.00		2,016
PATO	SLAB PORCH - OPEN	49078	128		128	10.61		1,358
PRCH	SLAB PORCH - COVERED	49079	20x5		100	23.95		2,395



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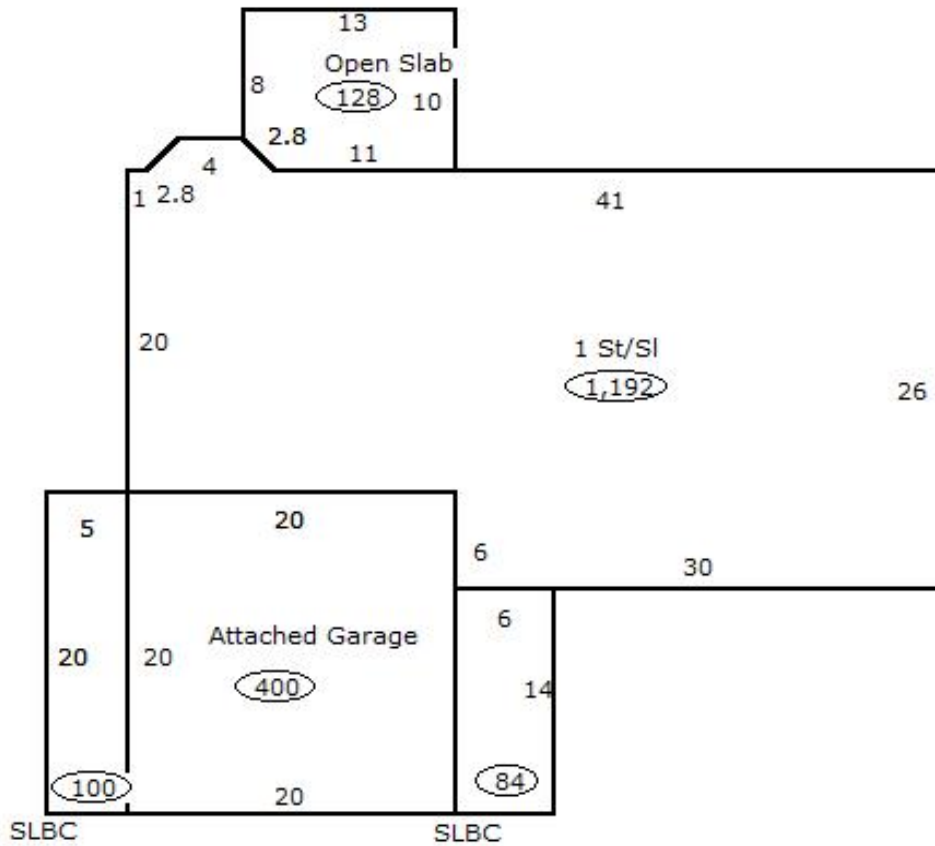
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Sketch Image

660020081



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,192	1.000	1,192
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	128	1.000	128
5	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						1,192		1,192



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x24x8	Concrete	Galvanized Metal	576
	Qual 3	Cond 3	Year 2021	Eff Age 4		
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (30.14 x 576)	17,361	17,361	1,215	16,146
	SHDS	Shed - Small	15x10x6	Plank	Galvanized Metal	150
	Qual 3	Cond 3.5	Year 2018	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (26.69 x 150)	4,004	4,004	400	3,604



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



PB 11/18/2020

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	
Site Improvements	28,820
Total Value	28,820 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x30x8	Base	Formed Metal	900
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	
Base Cost (21.86 x 900)		19,674		19,674	4,328	15,346
	BNGP	Barn - General Purpose	20x24x6	Base	Formed Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)	
Base Cost (21.86 x 480)		10,493		10,493	2,623	7,870
	BNGP	Barn - General Purpose	24x56x8	Base	Galvanized Metal	1,344
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (20.85 x 1,344)		28,022		28,022	22,418	5,604



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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
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			15.000	122	122	1,836	1,836
NTV PST Totals						15.000			1,836	1,836
LKC	LINKER FINE SANDY LOAM 3-	IMP PST	51		175	5.000	175	175	875	875
IMP PST Totals						5.000			875	875
Total Agland						20.000			2,711	2,711