



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 660020603 Parcel ID 22N17E-24-3-00000-000-0000 Cadastral ID 24-22-17-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 313354 LEE, RAYMOND DALE & KATHY ELLEN-TRUST 6282 W 520 RD PRYOR OK 74361-0000 Parcel Location Situs 21641 E 450 RD Subdivision Lot/Block / Parcel Size 216.31 - Acres Sec/Twn/Rng 24 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.36946168 -95.44945754 SW & W2 SE LESS TR TO OTPKA																																																																																																																				
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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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,629 / 1,629
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,629
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/20/2020

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	106.83	Total Misc Impr	+ 26,735
Roofing Adj	+ 4.35	Garage Cost	+ 16,336
Subfloor Adj	+ -1.15	Total RCN	= 255,069
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 107,129
Plumbing Adj	+ 8.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 147,940
Adj Base Cost	= 130.14	Lot Value	+ 147,940
Total Area	x 1,629	Indicated Value	= 147,940
Adjusted Cost	= 211,998	Value Per SqFt	90.82

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	147,940
Lot Value	
Indicated Value	147,940 90.82 Per SqFt
Agland Value	30,951
Site Improvements	30,638
Total Value	357,469 219.44 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	50588	18x12		216	23.51		5,078
PRCH	SLAB PORCH - COVERED	50589	747		747	22.17		16,561



Rogers

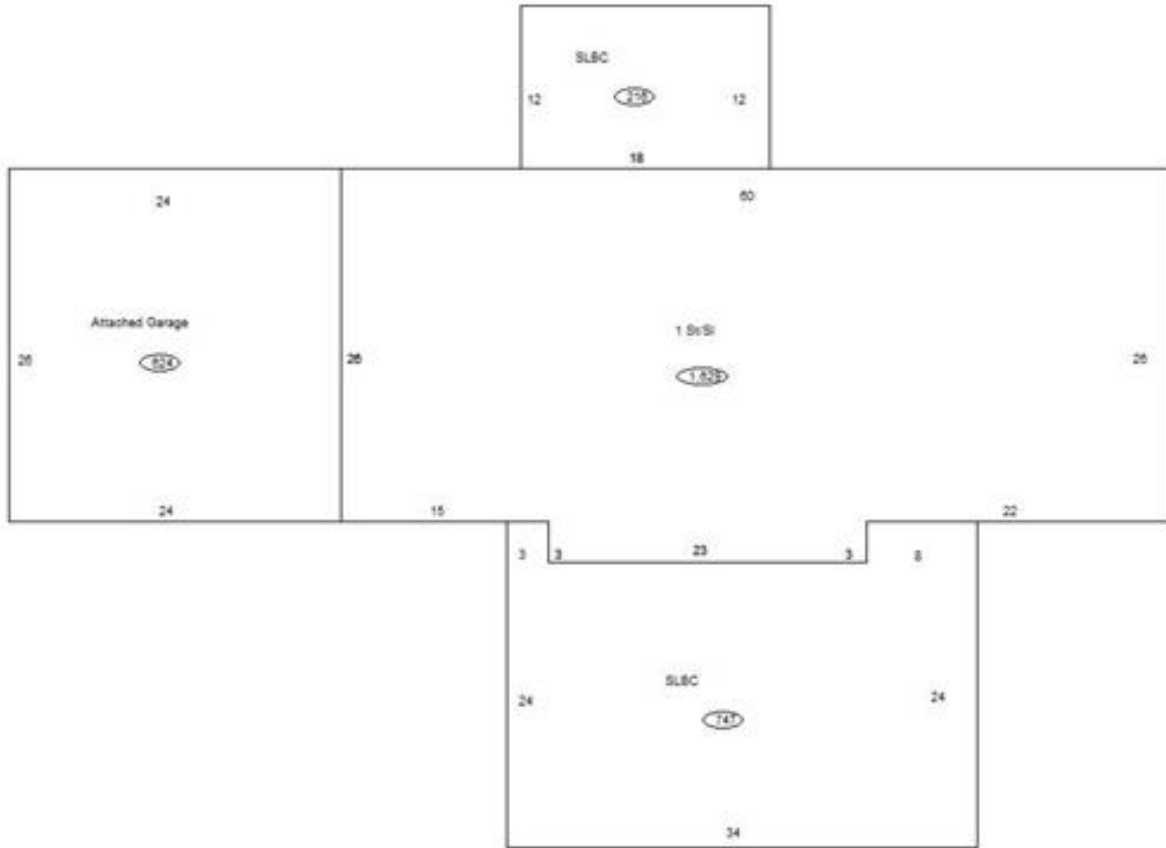
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Sketch Image

660020603



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,629	1.000	1,629
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	216	1.000	216
4	M	PRCH		10	SLBC	747	1.000	747
Total Building Area						1,629		1,629



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		2,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (19.11 x 2,200)	42,042		42,042	18,919	23,123
	UTIL	Shop Building	0x0x0	Base		420	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (32.53 x 420)	13,663		13,663	6,148	7,515



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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			54.473	122	122	6,667	6,667
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			107.851	142	142	15,272	15,272
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			16.930	168	168	2,844	2,844
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.438	192	192	276	276
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.226	36	36	152	152
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			24.054	213	213	5,119	5,119
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.338	85	85	621	621
TMBR Totals						216.310			30,951	30,951
Total Agland						216.310			30,951	30,951