



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660021072 <b>Parcel ID</b> 22N17E-25-3-00000-000-0000 <b>Cadastral ID</b> 25-22-17-00400 <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> 341741 LEMMINGS, TONY & MARY REVOCABLE TRUST  21205 E 460 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21205 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 78 - Acres <b>Sec/Twn/Rng</b> 25 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.35444180 -95.45116824 W2 SW LESS TR DESC 2025-014487 AS W 350' N 248.91' S 1414.25' W2 SW.																																																																																																																				
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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' 11/19/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	2,690 / 2,690
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

<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	100.57	Total Misc Impr	+ 32,028
Roofing Adj	+ 6.01	Garage Cost	+ 19,258
Subfloor Adj	+ 0.00	Total RCN	= 394,691
Heat/Cool Adj	+ 14.47	Depreciation ( 23%)	- 90,779
Plumbing Adj	+ 6.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 303,912
Adj Base Cost	= 127.66	Lot Value	+ 303,912
Total Area	x 2,690	Indicated Value	= 303,912
Adjusted Cost	= 343,405	Value Per SqFt	112.98

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	303,912		
Lot Value			
Indicated Value	303,912	112.98	Per SqFt
Agland Value	11,428		
Site Improvements	23,690		
Total Value	642,942	239.01	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2017	1	0.00		
PRCH	SLAB PORCH - COVERED	51495	556		556	27.71		15,407
EPSW	ENCLOSED PORCH - SOLID WALL	51496	22x10		220	75.55		16,621



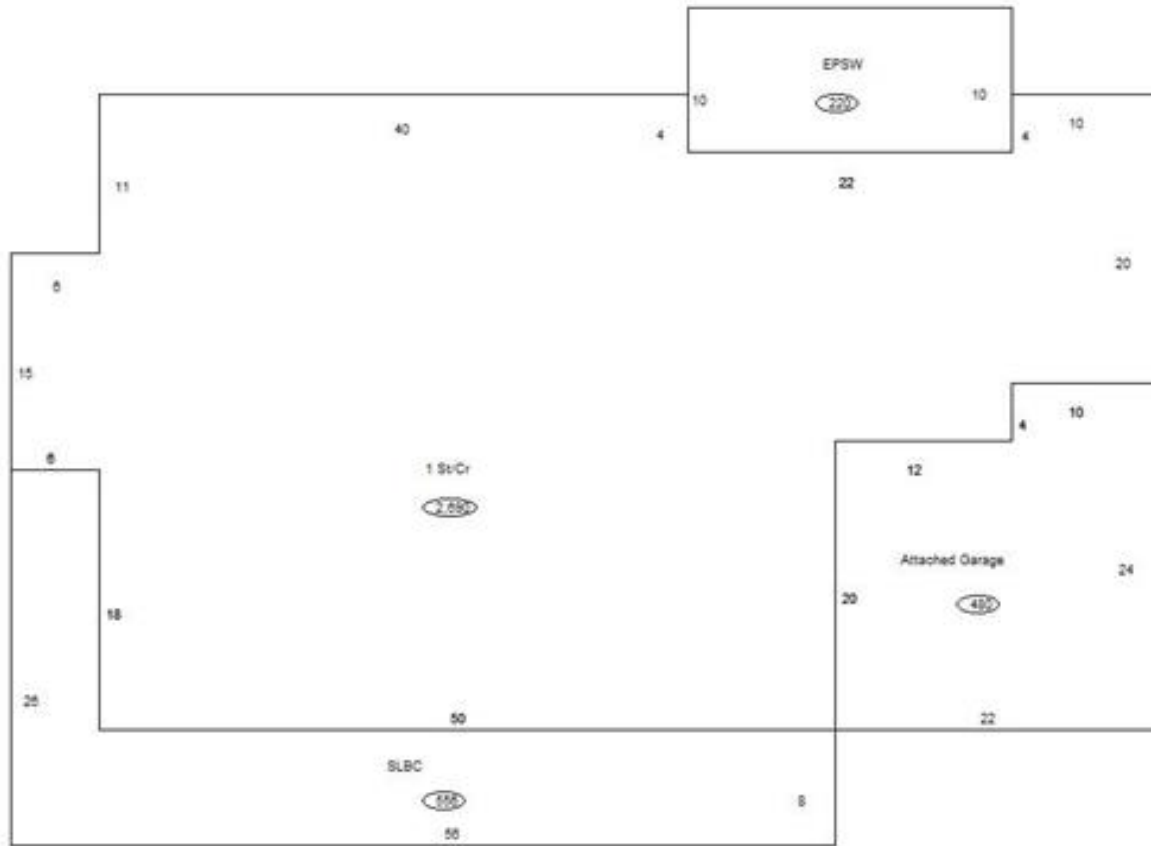
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Sketch Image

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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	1 St/Cr	2,690	1.000	2,690
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	556	1.000	556
4	M	EPSW		10	EPSW	220	1.000	220
<b>Total Building Area</b>						2,690		2,690



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	40x60x10	Concrete		2,400
	Qual 3	Cond 3	Year 2016	Eff Age 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (12.52 x 2,400)		30,048		30,048	9,916	20,132
	STF	STG FAIR	16x20x6	Concrete	Galvanized Metal	320
	Qual 3.5	Cond 3	Year 2005	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 320)		1,498		1,498	300	1,198
	GF	GAZEBO FAIR	20x20x8	Concrete		1
	Qual 3	Cond 3	Year 2005	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (2,950.00 x 1)		2,950		2,950	590	2,360



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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			2.056	122	122	252	252
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			10.312	142	142	1,460	1,460
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			16.594	54	54	896	896
CO	COLLINSVILLE STONY LOAM	NTV PST	22			1.510	53	53	80	80
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			16.119	168	168	2,708	2,708
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			31.313	192	192	6,012	6,012
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.096	213	213	20	20
<b>IMP PST Totals</b>						78.000			11,428	11,428
<b>Total Agland</b>						78.000			11,428	11,428