



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 660022347 Parcel ID 22N17E-26-3-00000-000-0000 Cadastral ID 26-22-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 348283 WALLACE, SHANNON 20303 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 20303 E 460 RD Subdivision Lot/Block / Parcel Size 16.48 - Acres Sec/Twn/Rng 26 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/20/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.35261247 -95.46690308 TR DESC 2025-009000 AS COMM SE/C W2 SE SW; N89.5849W 190' TO POB; N89.5849W 620.34'; N00.0657W 920.36'; S89.5836E 793.06'; S00 0613E 783.28'; S51.3042W 220.09' TO POB.																																																																																																																									
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Lot Data	Primary Image
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	3.5 - Average
Architecture	CONT CONTEMPORARY
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,351 / 2,351
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,351
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	721 Attached Garage - Finished
Remodel	
Year/Eff Age	1995 / 23

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	100.76	Total Misc Impr	+ 9,435	Roofing Adj	+ 5.21	Garage Cost	+ 33,627
Subfloor Adj	+ -3.40	Total RCN	= 335,997	Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 94,079
Plumbing Adj	+ 7.56	Lump Sums	+ 9,195	Basement Adj	+ 0.00	RCNLD	= 251,113
Adj Base Cost	= 124.60	Lot Value	+ 251,113	Total Area	x 2,351	Indicated Value	= 251,113
Adjusted Cost	= 292,935	Value Per SqFt	106.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,113		
Lot Value			
Indicated Value	251,113	106.81	Per SqFt
Agland Value	1,605		
Site Improvements	110,489		
Total Value	605,125	257.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	54775	346		346	9.86		3,412
PRCH	Slab Porch - Covered	54776	10x10		100	29.21		2,921
WODO	Wood Deck - Open	54777	29x12		348	19.14		6,661
EPKS	Enclosed Porch - Kneewall Screen	148526	12x8		96	32.31		3,102
WODO	Wood Deck - Open	164543	10x8		80	31.67		2,534



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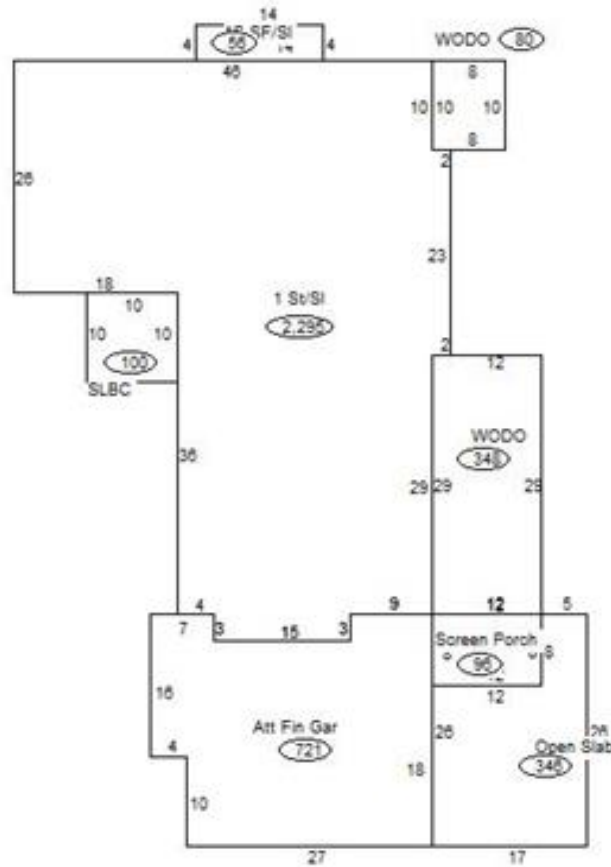
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,295	1.000	2,295
2	G	5		13	Att Fin Gar	721	1.000	721
3	M	PATO		13	Open Slab	346	1.000	346
4	M	PRCH		13	SLBC	100	1.000	100
5	M	WODO		13	WODO	348	1.000	348
6	M	EPKS		13	Screen Porch	96	1.000	96
7	R	1	Slab	13	1S-SF/SI	56	1.000	56
8	M	WODO		13	WODO	80	1.000	80
Total Building Area						2,351		2,351



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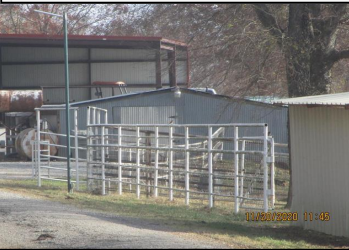


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	BARN	40x34x10	Concrete	Formed Metal	1,360
	Qual	4	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	
	Base Cost (34.98 x 1,360)		47,573	47,573	4,282	43,291
	UTIL	SHOP BUILDING	40x50x16	Concrete	Formed Metal	2,000
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	
	Base Cost (32.08 x 2,000)		64,160	64,160	9,624	54,536
	LNT0	LEAN-TO	36x50x14	Gravel	Formed Metal	1,800
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	
	Base Cost (8.87 x 1,800)		15,966	15,966	6,865	9,101
	LNT0	Lean To - Attached	16x50x12	Gravel	Formed Metal	800
	Qual	3	Cond 3	Year 2016	Eff Age 8	
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
	Base Cost (7.81 x 800)		6,248	6,248	2,687	3,561



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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			4.782	122	122	585	585
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			1.210	142	142	171	171
ER	ERODED LOAMY LAND	NTV PST	35			9.818	84	84	825	825
HC	HECTOR STONY SANDY LOAM	TMBR	20			.671	36	36	24	24
TMBR Totals						16.480			1,605	1,605
Total Agland						16.480			1,605	1,605