



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:32:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022348 <b>Parcel ID</b> 22N17E-26-3-00000-000-0000 <b>Cadastral ID</b> 26-22-17-01010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 339540 REHN, JENNIFER & SCOTT  20403 E 460 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20403 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.61 - Acres <b>Sec/Twn/Rng</b> 26 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35416268 -95.46331233																																																																																																																									
<b>Legal Description</b> TR IN SE NE SW & NE SE SW, BEG 50' N & 141' E OF SW/C SE NE SW E 519' TO E/L THEREOF, S ON E/L SE NE SW & NE SE SW 199', S 57 04-31 W 166.10', S 15-54- 18 W 25', S 87-59 W 384.64', N 02-02 E 327.08' TO POB					<b>Building Permits</b> <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 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	3.61	
Non-Ag Acres	3.5707	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	155,542.00 x .39 = 60,666	
Factor Value		
Adjustments	2.0000	
Lot Value	121,332	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,180 / 2,180
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 42



\\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	1	Test	
Adusted R	0.8445		
Indicated Value	230,003	105.51	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.21	Total Misc Impr	+	28,697	
Roofing Adj	+ 4.60	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	294,068	
Heat/Cool Adj	+ 12.64	Depreciation ( 48%)	-	141,153	
Plumbing Adj	+ 5.28	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	152,915	
Adj Base Cost	= 121.73	Lot Value	+	121,332	
Total Area	x 2,180	Indicated Value	=	274,247	
Adjusted Cost	= 265,371	Value Per SqFt		125.80	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,915		
Lot Value	121,332		
Indicated Value	274,247	125.80	Per SqFt
Agland Value			
Site Improvements	56,030		
Total Value	330,277	151.50	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	54779	18x6		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	54780	618		618	25.18		15,561
PATO	SLAB PORCH - OPEN	54781	198		198	10.57		2,093
PRCH	SLAB PORCH - COVERED	148527	12x8		96	26.63		2,556



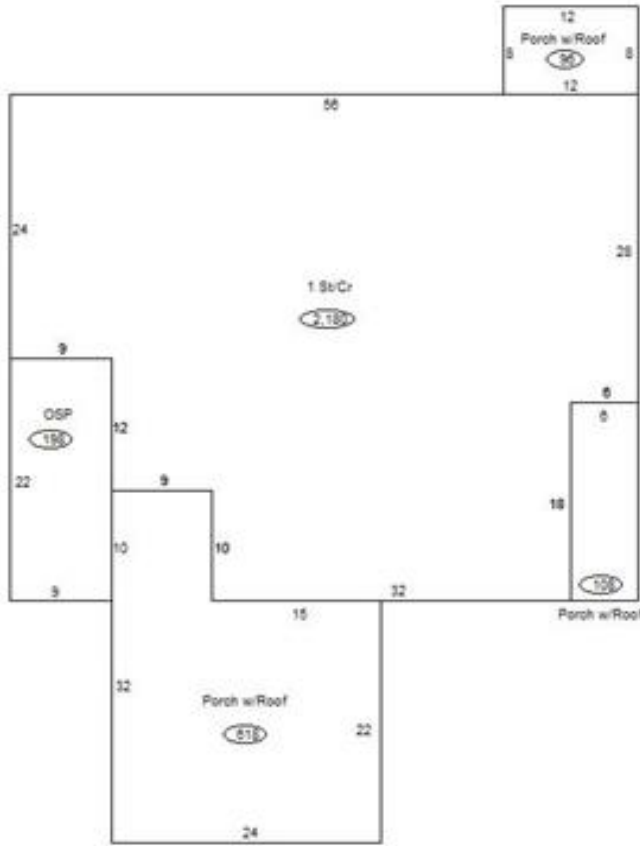
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,180	1.000	2,180
2	M	PRCH		13	SLBC	108	1.000	108
3	M	PRCH		13	SLBC	618	1.000	618
4	M	PATO		13	Open Slab	198	1.000	198
5	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						<b>2,180</b>		<b>2,180</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	80x36x14	Concrete	Formed Metal	2,880
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.94 x 2,880)	74,707	74,707	18,677	56,030