



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 660023213 Parcel ID 22N17E-27-4-00000-000-0000 Cadastral ID 27-22-17-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 33524 KELLEHAN, SIDNEY N & ROSETTA M 19601 E 456 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19601 E 456 RD Subdivision Lot/Block / Parcel Size 55 - Acres Sec/Twn/Rng 27 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35731130 -95.47783895 S2 SW NE & N2 NW SE & SW NW SE & NW NE SE LESS E2 SE SW NE																																																																																																																									
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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,044 / 1,620
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1987 / 29

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	107.37	Total Misc Impr	+ 17,049
Roofing Adj	+ 3.52	Garage Cost	+ 22,280
Subfloor Adj	+ 0.00	Total RCN	= 254,951
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 91,782
Plumbing Adj	+ 9.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,169
Adj Base Cost	= 133.10	Lot Value	+ 163,169
Total Area	x 1,620	Indicated Value	= 163,169
Adjusted Cost	= 215,622	Value Per SqFt	100.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,169		
Lot Value			
Indicated Value	163,169	100.72	Per SqFt
Agland Value	8,039		
Site Improvements	22,026		
Total Value	356,403	220.00	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	57291	34x6		204	26.29		5,363
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	57292	19x11		209	29.05		6,071



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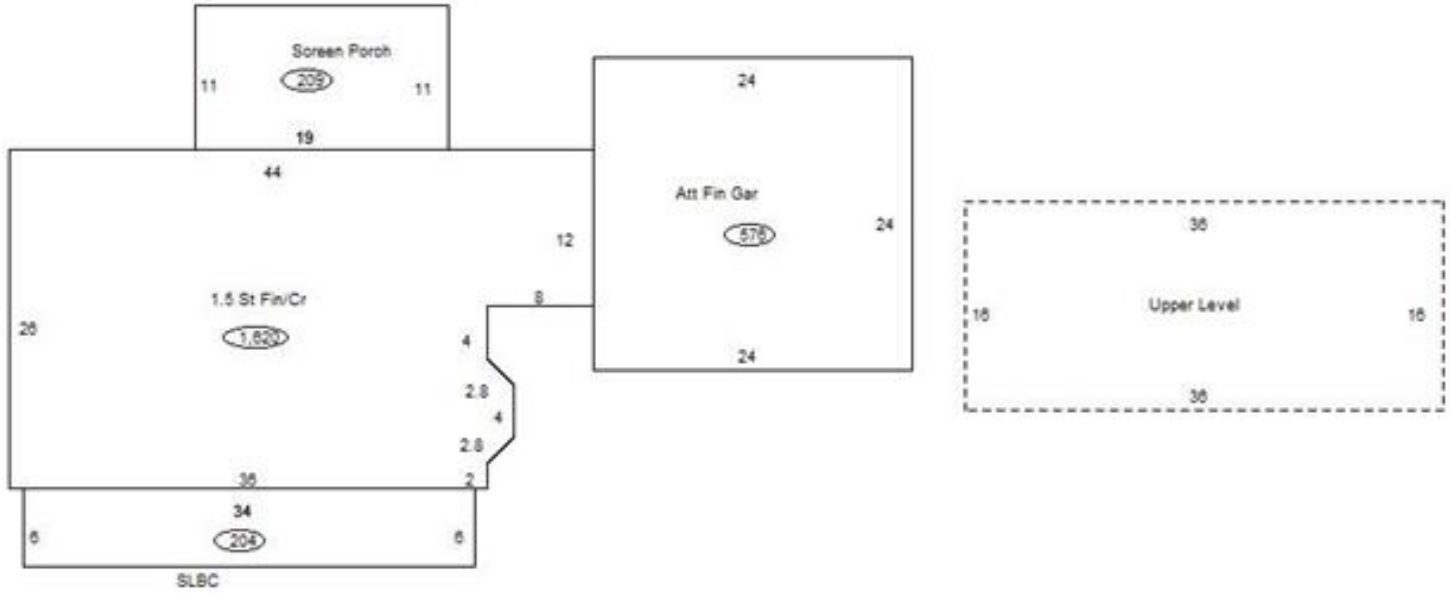
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,044	1.552	1,620
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	204	1.000	204
4	M	EPKS		13	Screen Porch	209	1.000	209
5	U	^UL	Overhang	13	Upper Level	576	1.000	576
Total Building Area						1,044		1,620



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	18x38x14	Dirt	Formed Metal	684
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (26.73 x 684)		18,283	18,283	4,571	13,712
	BNGP	BARN	24x30x10	Dirt	Galvanized Metal	720
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (24.74 x 720)		17,813	17,813	10,866	6,947
	HAYS	HAY SHED	24x30x8	Dirt	Formed Metal	720
	Qual 2	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD
	Base Cost (7.30 x 720)		5,256	5,256	3,889	1,367



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			40.824	168	168	6,858	6,858
HC	HECTOR STONY SANDY LOAM	TMBR	20			.350	36	36	13	13
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.063	63	63	4	4
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			13.763	85	85	1,164	1,164
TMBR Totals						55.000			8,039	8,039
Total Agland						55.000			8,039	8,039