



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660023225 Parcel ID 22N17E-27-2-00000-000-0000 Cadastral ID 27-22-17-01500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 325920 PAYNE, ALLISON J & JEFFREY D 19150 E 454 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19150 E 454 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 27 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35896325 -95.48647373 W2 SE SW NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.9712 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 216,546.00 x .35 = 75,917 Factor Value Adjustments 1.0000 Lot Value 75,917		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.7 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,890 / 3,780
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,890
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	2002 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	425,266	112.50	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	80.73	Total Misc Impr	+ 17,567				
Roofing Adj	+ 2.67	Garage Cost	+ 0				
Subfloor Adj	+ -1.87	Total RCN	= 419,608				
Heat/Cool Adj	+ 15.21	Depreciation (12%)	- 50,353				
Plumbing Adj	+ 9.62	Lump Sums	+ 4,761				
Basement Adj	+ 0.00	RCNLD	= 374,016				
Adj Base Cost	= 106.36	Lot Value	+ 75,917				
Total Area	x 3,780	Indicated Value	= 449,933				
Adjusted Cost	= 402,041	Value Per SqFt	119.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	374,016		
Lot Value	75,917		
Indicated Value	449,933	119.03	Per SqFt
Agland Value			
Site Improvements	31,086		
Total Value	481,019	127.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57317	54x10		540	28.72		15,509
PATO	SLAB PORCH - OPEN	57318	16x10		160	12.86		2,058
BALW	Balcony - Wood	57319	16x10		160	33.06	10%	4,761



Rogers

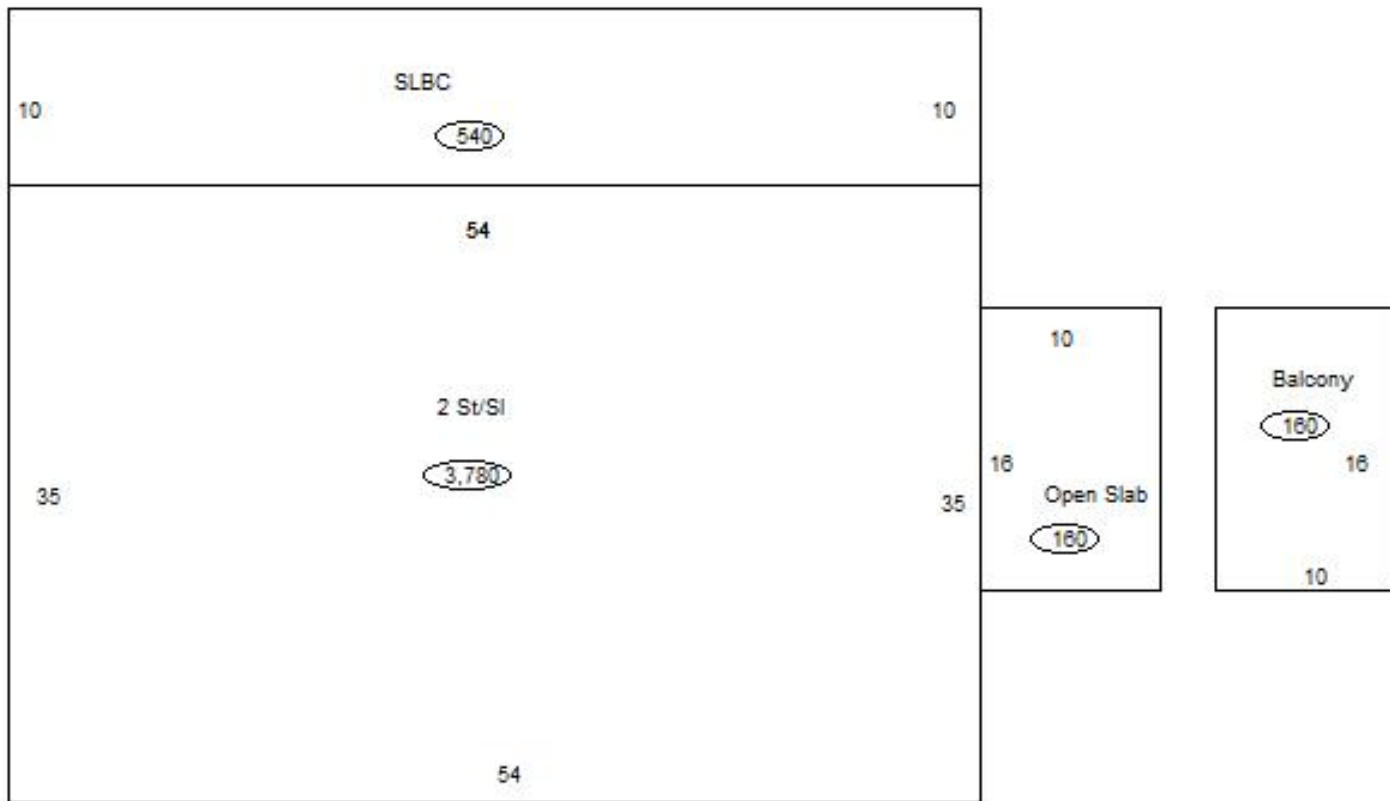
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Sketch Image

660023225



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,890	2.000	3,780
2	M	PRCH		13	SLBC	540	1.000	540
3	M	PATO		13	Open Slab	160	1.000	160
4	M	BALW		13	Balcony	160	1.000	160
Total Building Area						1,890		3,780



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	28x34x8	Plank	Composition Shingle	952	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 952)		25,932		25,932	6,483	19,449
	LOAF	LOAFING SHED	30x20x8	Dirt	Formed Metal	600	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 600)		4,092		4,092	2,414	1,678
	BNGP	Barn - General Purpose	40x30x8	Dirt	Formed Metal	1,200	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (21.28 x 1,200)		25,536		25,536	15,577	9,959