



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:07:19
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Assessment Data					Primary Image																																																																																																																				
Account 660023230 Parcel ID 22N17E-27-2-00000-000-0000 Cadastral ID 27-22-17-01900 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 33884 HERAGHTY, FRANK & LEANN 19381 E 454 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19384 E 454 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 27 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 9.9463 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 433,259.00 x .30 = 130,095 Factor Value Adjustments 1.0000 Lot Value 130,095		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	4 Metal, Preformed
Area on Slab	1,300
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	338 Attached Garage - Finished
Remodel	
Year/Eff Age	1973 / 40



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020

Cost Approach		Manual : 01/2025	
Base Cost	103.04	Total Misc Impr	+ 5,096
Roofing Adj	+ 5.14	Garage Cost	+ 12,999
Subfloor Adj	+ -1.15	Total RCN	= 163,955
Heat/Cool Adj	+ 0.88	Depreciation (48%)	- 78,698
Plumbing Adj	+ 4.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,257
Adj Base Cost	= 112.20	Lot Value	+ 130,095
Total Area	x 1,300	Indicated Value	= 215,352
Adjusted Cost	= 145,860	Value Per SqFt	165.66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	131,955	101.50	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,257		
Lot Value	130,095		
Indicated Value	215,352	165.66	Per SqFt
Agland Value			
Site Improvements	1,679		
Total Value	217,031	166.95	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98	5,096



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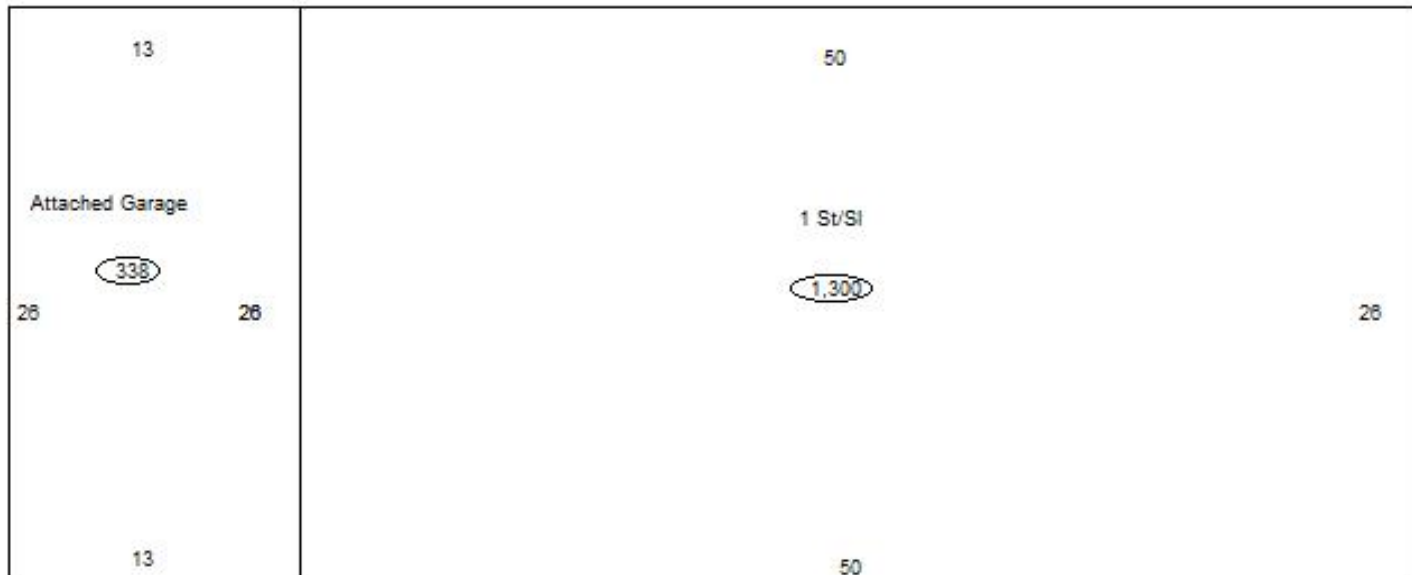
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Sketch Image

660023230



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,300	1.000	1,300
2	G	1		10	Attached Garage	338	1.000	338
Total Building Area						1,300		1,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	CARPORT PORTABLE	18x20x8	Concrete	Formed Metal	360
	Qual 4	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total		RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (6.96 x 360)		2,506		2,506	827	1,679