



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:07:21
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Assessment Data					Primary Image																																																																																																																				
Account 660023232 Parcel ID 22N17E-27-3-00000-000-0000 Cadastral ID 27-22-17-02100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 33974 TROXELL, JAMES R JR 19055 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19055 E 460 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 27 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.0523 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 220,080.00 x .35 = 76,800 Factor Value Adjustments 1.0000 Lot Value 76,800		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,150	75.08	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	86.15	Total Misc Impr	+ 3,805				
Roofing Adj	+ 3.97	Garage Cost	+ 0				
Subfloor Adj	+ 1.03	Total RCN	= 211,325				
Heat/Cool Adj	+ 5.57	Depreciation (44%)	- 92,983				
Plumbing Adj	+ 7.04	Lump Sums	+ 5,027				
Basement Adj	+ 0.00	RCNLD	= 123,369				
Adj Base Cost	= 103.76	Lot Value	+ 76,800				
Total Area	x 2,000	Indicated Value	= 200,169				
Adjusted Cost	= 207,520	Value Per SqFt	100.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,369		
Lot Value	76,800		
Indicated Value	200,169	100.08	Per SqFt
Agland Value			
Site Improvements	1,672		
Total Value	201,841	100.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	57330	468		468	8.13		3,805
WODC	Wood Deck - Covered	57331	512		512	28.05	65%	5,027



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	3	Cond 3	Year	2010	Eff Age 12
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (25.81 x 120)		3,097		3,097		1,425
						1,672