



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:07:24
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Assessment Data					Primary Image																																																																																																																				
Account 660023236 Parcel ID 22N17E-27-3-00000-000-0000 Cadastral ID 27-22-17-02500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 347860 LAND ABC LLC PO BOX 833 CLAREMORE OK 74018-0000 Parcel Location Situs 19025 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					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.35172601 -95.48870943 W2 SW SW SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.0053 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 218,029.00 x .35 = 76,287 Factor Value Adjustments 1.0000 Lot Value 76,287		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,040 / 1,700
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,040
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 216,402 127.30 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.56	Total Misc Impr	+ 14,702	Roofing Adj	+ 3.60	Garage Cost	+ 25,719
Subfloor Adj	+ -2.29	Total RCN	= 263,971	Heat/Cool Adj	+ 14.47	Depreciation (44%)	- 116,147
Plumbing Adj	+ 13.16	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 147,824
Adj Base Cost	= 131.50	Lot Value	+ 76,287	Total Area	x 1,700	Indicated Value	= 224,111
		Value Per SqFt	131.83	Adjusted Cost	= 223,550		

Value Reconciliation
Selected Approach Cost Approach Improvements 147,824 Lot Value 76,287 Indicated Value 224,111 131.83 Per SqFt Agland Value Site Improvements Total Value 224,111 131.83 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	57343	16x4		64	29.33		1,877
PATO	SLAB PORCH - OPEN	57344	30x22		660	9.69		6,395



Rogers

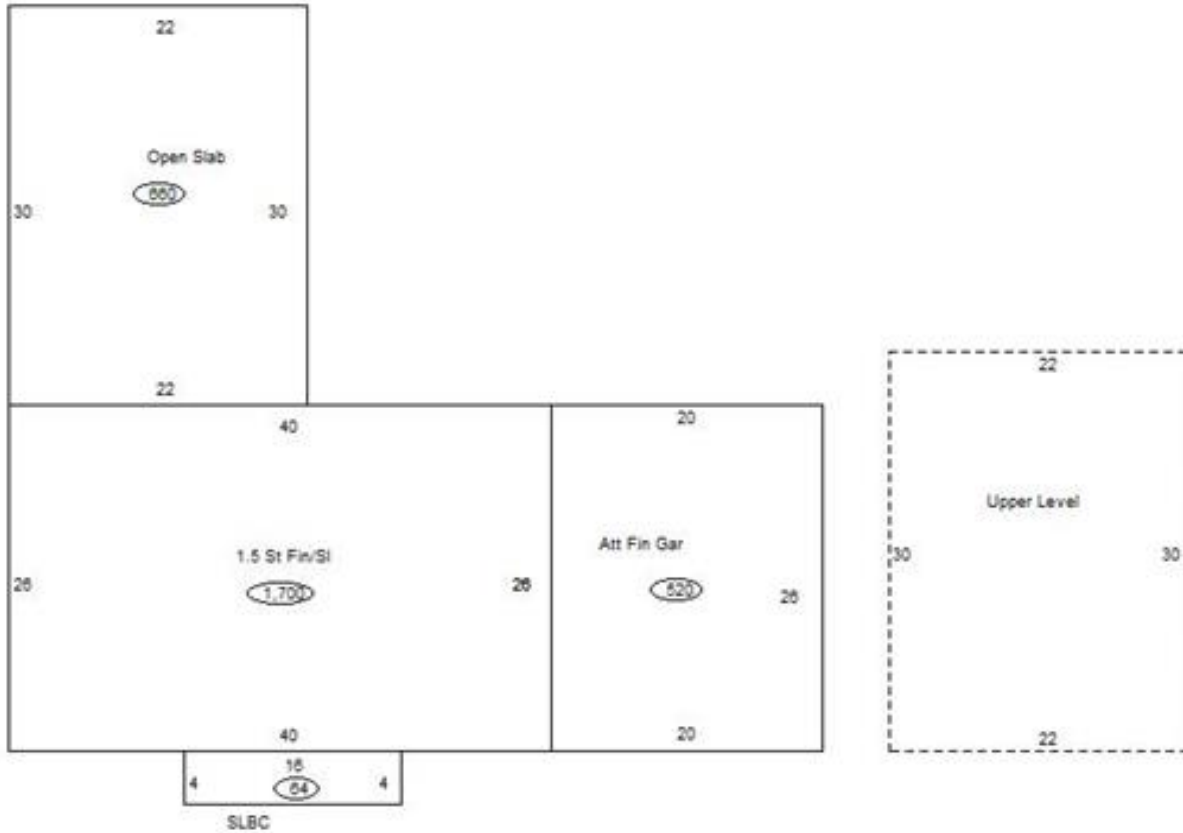
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,040	1.635	1,700
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PATO		13	Open Slab	660	1.000	660
5	U	^UL		13	Upper Level	660	1.000	660
Total Building Area						1,040		1,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual 3	Cond 1	Year 2005	Eff Age 29		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	3,116