



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 660023248 Parcel ID 22N17E-27-2-00000-000-0000 Cadastral ID 27-22-17-03700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 263249 HENDRICKS, CLYDE & CANDY CO-TRUSTEES 19251 E 454 RD CLAREMORE OK 74017-5348 Parcel Location Situs 19251 E 454 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 27 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36168237 -95.48365839																																																																																																																									
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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% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,736 / 1,736
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,736
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1987 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	156,642		
Lot Value			
Indicated Value	156,642	90.23	Per SqFt
Agland Value	990		
Site Improvements	47,462		
Total Value	205,094	118.14	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.48	Total Misc Impr	+	13,431
Roofing Adj	+ 5.54	Garage Cost	+	
Subfloor Adj	+ -2.35	Total RCN	=	244,753
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	88,111
Plumbing Adj	+ 8.94	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	156,642
Adj Base Cost	= 133.25	Lot Value	+	
Total Area	x 1,736	Indicated Value	=	156,642
Adjusted Cost	= 231,322	Value Per SqFt		90.23

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	57368	25x8		200	26.30		5,260
PRCH	SLAB PORCH - COVERED	57369	96		96	26.63		2,556



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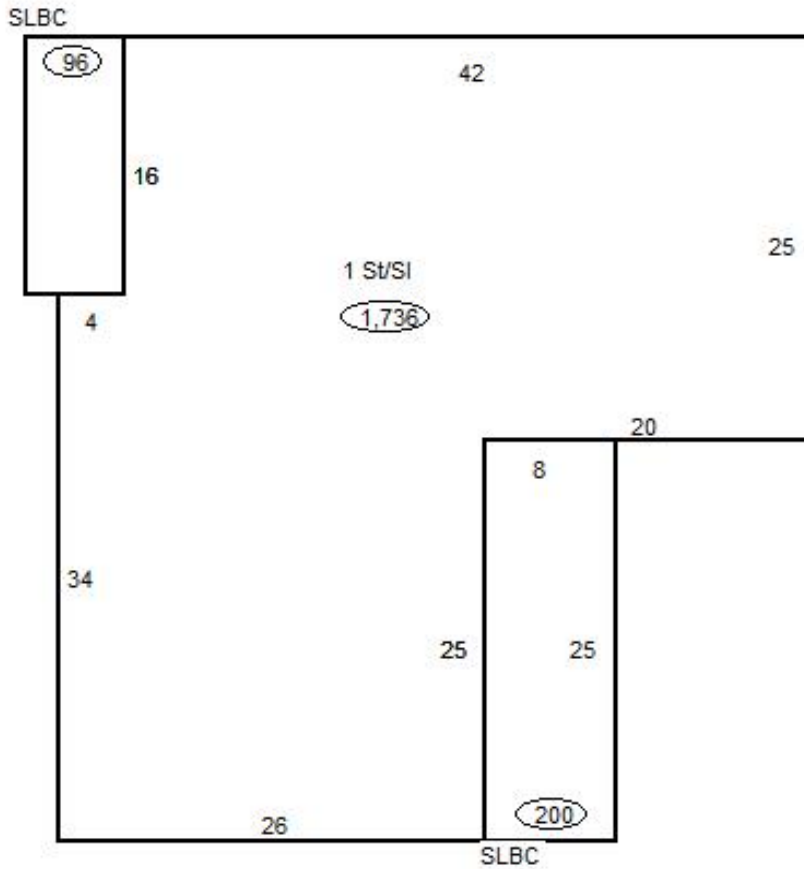
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,736	1.000	1,736
2	M	PRCH		13	SLBC	200	1.000	200
3	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,736		1,736



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x20x10	Concrete	Composition Shingle	400
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (31.50 x 400)		12,600	12,600	1,386	11,214
	UTIL	SHOP BUILDING	34x50x10	Concrete	Formed Metal	1,700
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (28.43 x 1,700)		48,331	48,331	12,083	36,248



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	10.000	36	36	360	360
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	10.000	63	63	630	630
TMBR Totals						20.000			990	990
Total Agland						20.000			990	990