




# 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	660025042				 <p>660025042_001.JPG 1/22/2025</p>				
Parcel ID	22N17E-29-2-00000-000-0000								
Cadastral ID	29-22-17-04000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	343089								
BLAGOVICH, CHARLES S									
17235 E 454 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17235 E 454 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.11 - Acres						
Sec/Twn/Rng	29 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.35842635 -95.51917348									
E 460' S 200' SW SE NW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25	NEW RMA TO SFR	07/2025							
R25	NEW 25X25 DTCH ACC BLDG	01/2025							
R24 210	NEW DTCH ACC BLDG 40X70	07/2024	09/2024	32,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SMITH, BRENDA J	11/09/2023	325,000	WG					
2644/489	SMITH, BRENDA J	06/26/2017		WB					
1595/929	PIERCE, WILLIAM K	06/10/2004	151,500	11					
1176/138	BALLESTEROS, MARK &	05/18/1999	115,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2024	Land Value	45,736	42,173	11%	4,639	Assessed	24,015 2,361.15	
Year Frozen	0	Improvements	197,173	176,143		19,376	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	242,909	218,316		24,015	Total Taxable	23,015 2,273.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025042	BLAGOVICH, CHARLES S	94	211,958	1000	22,316	2,204.00		
2024	2024-660025042	BLAGOVICH, CHARLES S	94	143,670	1000	14,804	1,566.00		
2023	2023-660025042	SMITH, BRENDA J	94	115,517	1000	11,707	1,266.00		
2022	2022-660025042	SMITH, BRENDA J	94	114,164	1000	11,558	1,262.00		
2021	2021-660025042	SMITH, BRENDA J	94	125,801	1000	12,717	1,341.00		
2020	2020-660025042	SMITH, BRENDA J	94	129,003	1000	12,318	1,294.00		
2019	2019-660025042	SMITH, BRENDA J	94	117,545	1000	11,930	1,236.00		
2018	2018-660025042	SMITH, BRENDA J	94	121,766	1000	12,395	1,297.00		
2017	2017-660025042	SMITH, BRENDA J	94	120,799	1000	12,147	1,255.00		
2016	2016-660025042	SMITH, BRENDA J	94	117,744	1000	11,764	1,211.00		
2015	2015-660025042	SMITH, BRENDA J	94	117,039	1000	11,392	1,198.00		
2014	2014-660025042	SMITH, BRENDA J	94	117,579	1000	11,032	1,138.00		
2013	2013-660025042	SMITH, BRENDA J	94	110,746	1000	10,682	1,086.00		




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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.11 <b>Non-Ag Acres</b> 2.1998 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 95,823.00 x .48 = 45,736 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 45,736		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	792 / 1,584
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	792
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 42

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 246,568 155.66 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 97,826 <b>Lot Value</b> 45,736 <b>Indicated Value</b> 143,562 90.63 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 99,347 <b>Total Value</b> 242,909 153.35 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	84.82	<b>Total Misc Impr</b>	+ 537				
<b>Roofing Adj</b>	+ 2.79	<b>Garage Cost</b>	+ 537				
<b>Subfloor Adj</b>	+ -1.32	<b>Total RCN</b>	= 172,749				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 48%)</b>	- 82,920				
<b>Plumbing Adj</b>	+ 9.79	<b>Lump Sums</b>	+ 7,997				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 97,826				
<b>Adj Base Cost</b>	= 108.72	<b>Lot Value</b>	+ 45,736				
<b>Total Area</b>	x 1,584	<b>Indicated Value</b>	= 143,562				
<b>Adjusted Cost</b>	= 172,212	<b>Value Per SqFt</b>	90.63				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SEP	Screen Enclosed Porch	61601	23x8		184	9.50		1,748
WODC	WOOD DECK - COVERED	61602	7x5		35	53.14		1,860
PRCH	SLAB PORCH - COVERED	61603	5x4		20	26.87		537
WODO	WOOD DECK - OPEN	61604	268		268	18.61	12%	4,389



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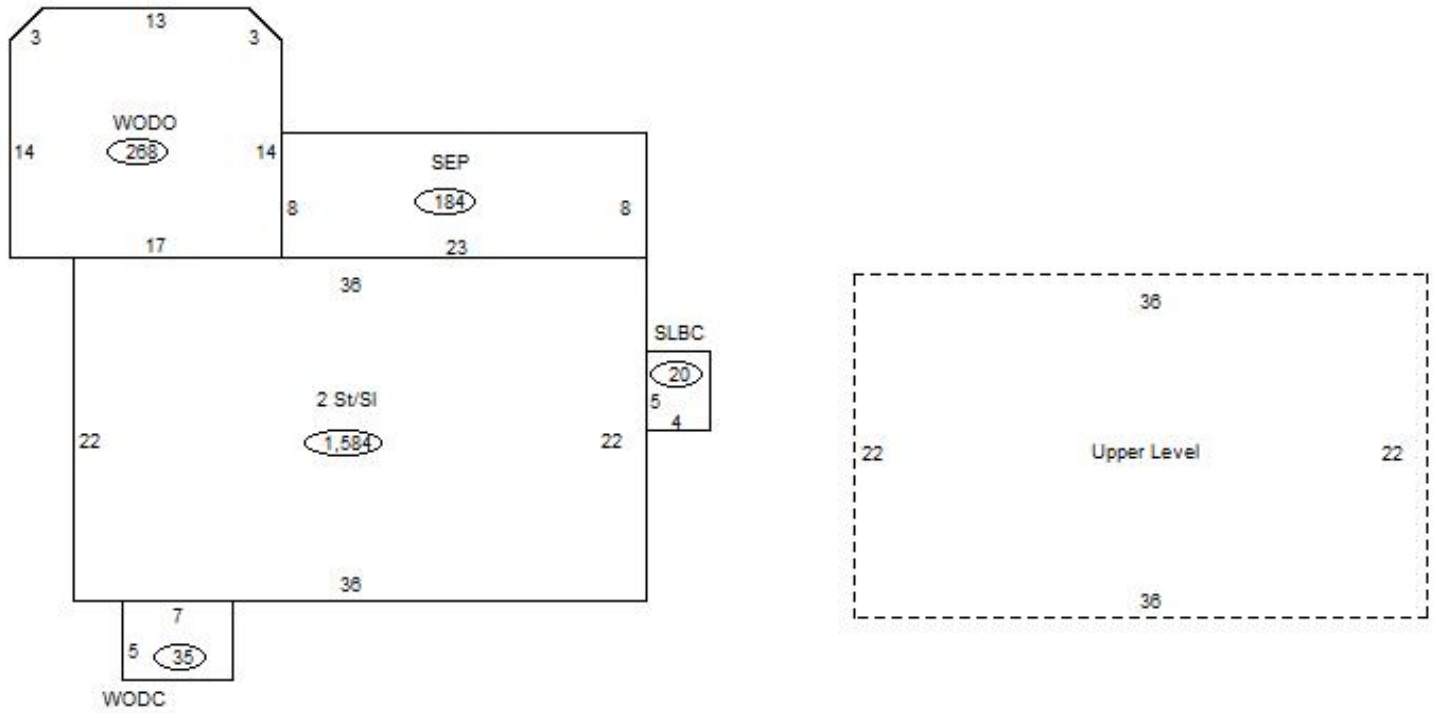
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	792	2.000	1,584
2	M	SEP		13	SEP	184	1.000	184
3	M	WODC		13	WODC	35	1.000	35
4	M	PRCH		13	SLBC	20	1.000	20
5	M	WODO		13	WODO	268	1.000	268
6	U	^UL		13	Upper Level	792	1.000	792
<b>Total Building Area</b>						792		1,584



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x50x8	Concrete	Formed Metal	2,800
	Qual	5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	
	Base Cost (33.72 x 2,800)		94,416	94,416	2,832	91,584
	PRCH	Porch	10x20x8	Concrete	Formed Metal	200
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (26.30 x 200)		5,260	5,260	526	4,734
	SHDS	Shed - Small	26x12x8	Plank	Composition Shingle	312
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	
	Base Cost (17.98 x 312)		5,610	5,610	2,581	3,029