



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027989 Parcel ID 23N17E-32-2-00000-000-0000 Cadastral ID 32-23-17-05000 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 20554 ENGLAND, SIDNEY RANDALL & LISA 12486 S ANDY PAYNE BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 12486 S ANDY PAYNE BLVD Subdivision Lot/Block / Parcel Size 1.19 - Acres Sec/Twn/Rng 32 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2016-12-28 12-28-2016\12-28-2016 01 12/30/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.43089695 -95.52149055 S 208.5' E 324' W 1293' OF S2 SW NW LYING N & W OF OLD HWY 66																																																																																																																									
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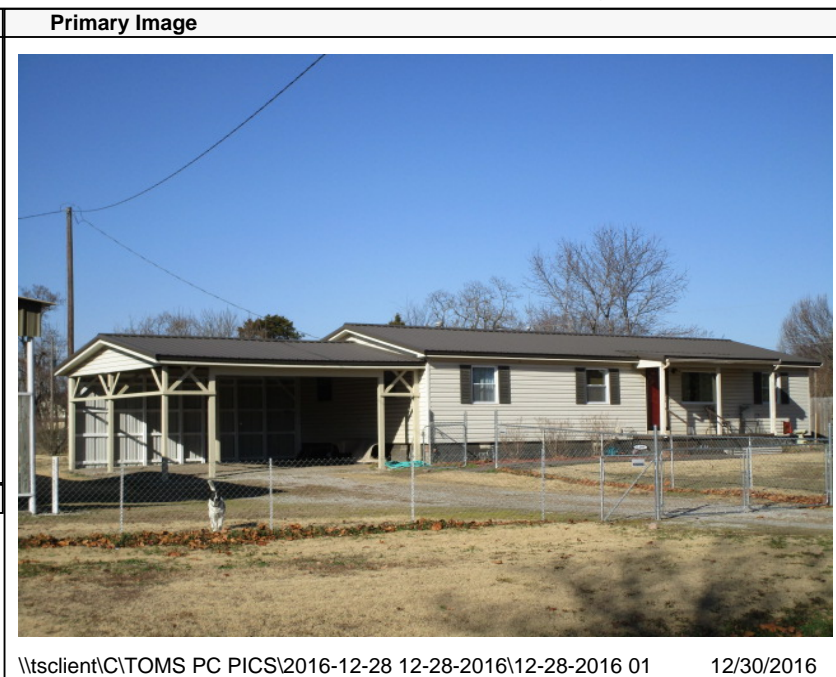
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1.19		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	67,459.00 x .51 = 34,713		
Factor Value			
Adjustments	1.0000		
Lot Value	34,713		



\\tsclient\C\TOMS PC PICS\2016-12-28 12-28-2016\12-28-2016 01 12/30/2016

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	1 - Low
Architecture	1DW EXCP DWIDE MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	528 Carport - Gable Roof 2 Stalls
Remodel	
Year/Eff Age	1970 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	108,199	90.17	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	84.73	Total Misc Impr	+	0	
Roofing Adj	+ 4.35	Garage Cost	+	2,925	
Subfloor Adj	+ 2.31	Total RCN	=	128,577	
Heat/Cool Adj	+ 9.48	Depreciation (45%)	-	57,860	
Plumbing Adj	+ 3.84	Lump Sums	+	2,364	
Basement Adj	+ 0.00	RCNLD	=	73,081	
Adj Base Cost	= 104.71	Lot Value	+	34,713	
Total Area	x 1,200	Indicated Value	=	107,794	
Adjusted Cost	= 125,652	Value Per SqFt		89.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,081		
Lot Value	34,713		
Indicated Value	107,794	89.83	Per SqFt
Agland Value			
Site Improvements	13,864		
Total Value	121,658	101.38	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	WOOD DECK - OPEN	147917	14x8		112	21.11	2,364



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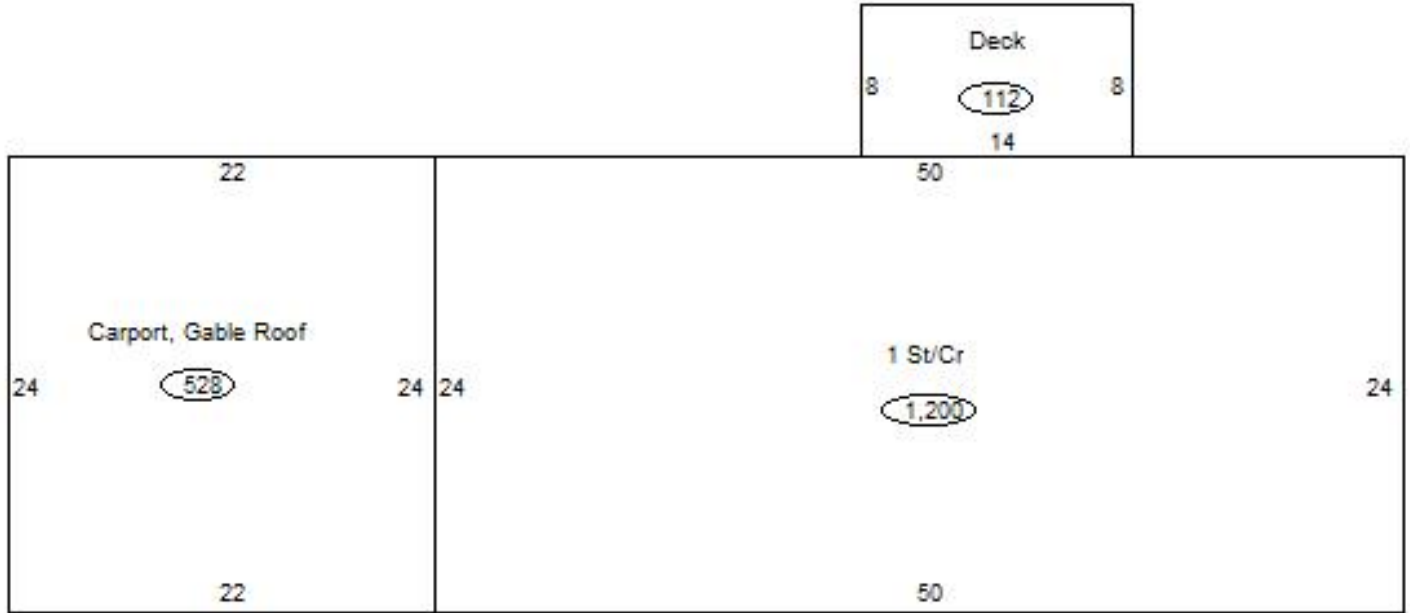
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Sketch Image

660027989



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,200	1.000	1,200
2	G	3		13	Carport, Gable Roof	528	1.000	528
3	M	WODO		13	WODO	112	1.000	112
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	20x24x10	Concrete	Formed Metal	480	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (10.23 x 480)		4,910		4,910	3,388	1,522
	UTIL	SHOP BUILDING	24x40x8	Concrete	Galvanized Metal	960	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
	Base Cost (28.57 x 960)		27,427		27,427	15,085	12,342