



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 660029657 Parcel ID 22N17E-34-1-00000-000-0000 Cadastral ID 34-22-17-00200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 49924 BROCKMAN, FLOYD & CONNIE J 19906 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19906 E 460 RD Subdivision Lot/Block / Parcel Size 21.25 - Acres Sec/Twn/Rng 34 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34854863 -95.47467628 THAT PART OF THE W2 NE LYING NORTH OF TURNPIKE & LYING S&E OF CO RD & LESS SLY 26' OF ALL THAT PART W2 SE NE LYING NORTH OF WILL ROGERS TURNPIKE.																																																																																																																									
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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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,778 / 1,778
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,778
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	780 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	99.66	Total Misc Impr	+ 12,520
Roofing Adj	+ 4.71	Garage Cost	+ 29,125
Subfloor Adj	+ -2.40	Total RCN	= 260,944
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 60,017
Plumbing Adj	+ 8.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,927
Adj Base Cost	= 123.34	Lot Value	+ 200,927
Total Area	x 1,778	Indicated Value	= 200,927
Adjusted Cost	= 219,299	Value Per SqFt	113.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,927		
Lot Value			
Indicated Value	200,927	113.01	Per SqFt
Agland Value	2,618		
Site Improvements	78,787		
Total Value	483,259	271.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71268	340		340	25.86		8,792
PATO	SLAB PORCH - OPEN	71269	12x12		144	11.07		1,594
PRCH	SLAB PORCH - COVERED	116983	10x8		80	26.68		2,134

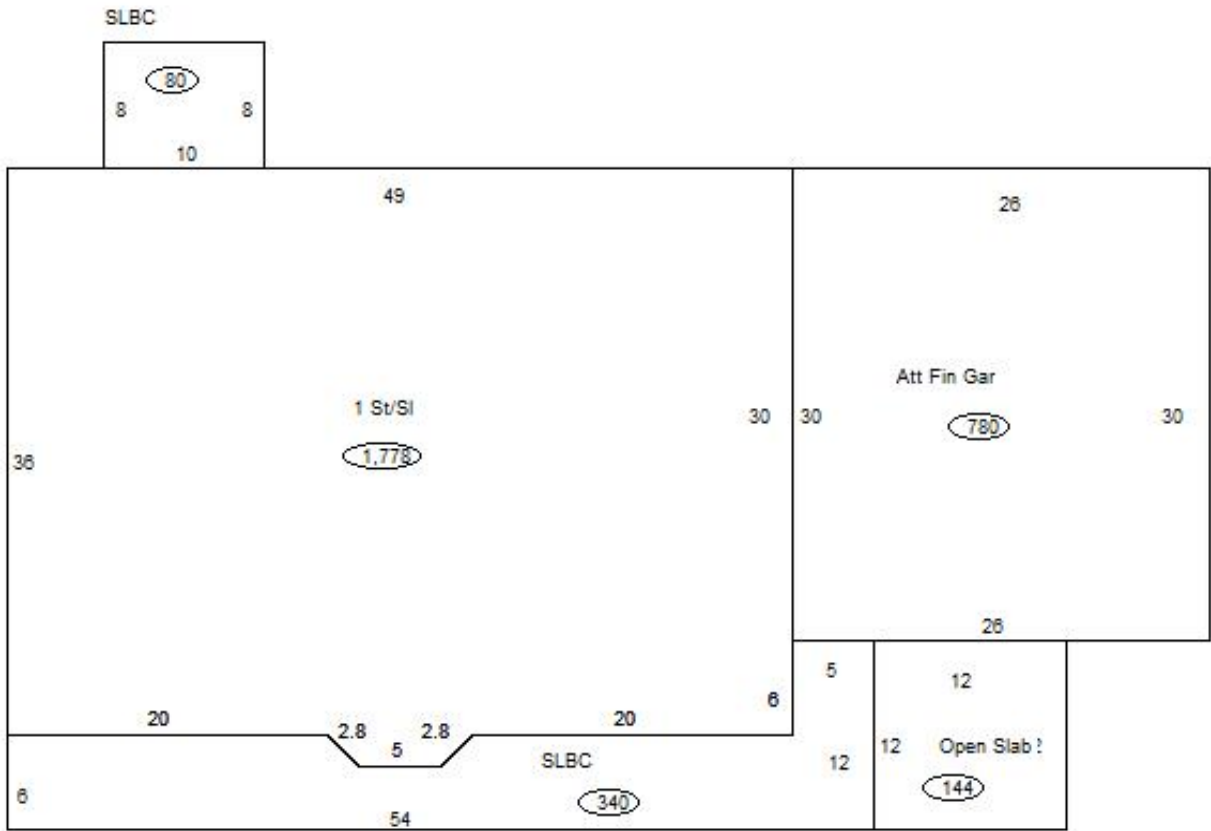


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Sketch Image

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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	1,778	1.000	1,778
2	G	5		13	Att Fin Gar	780	1.000	780
3	M	PRCH		13	SLBC	340	1.000	340
4	M	PATO		13	Open Slab	144	1.000	144
5	M	PRCH		13	SLBC	80	1.000	80
Total Building Area						1,778		1,778



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (30.79 x 80)		2,463		2,463	2,463	
	BNGP	BARN	52x50x14	Concrete	Formed Metal	2,600	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (23.47 x 2,600)		61,022		61,022	15,256	45,766
	BNGP	BARN	40x50x12	Dirt	Formed Metal	2,000	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (20.05 x 2,000)		40,100		40,100	10,025	30,075
	LNT0	LEAN-TO	18x50x10	Dirt	Formed Metal	900	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (6.82 x 900)		6,138		6,138	3,192	2,946



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.090	122	122	133	133
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			15.358	142	142	2,175	2,175
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			4.357	54	54	235	235
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.445	168	168	75	75
IMP PST Totals						21.250			2,618	2,618
Total Agland						21.250			2,618	2,618