



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029659 <b>Parcel ID</b> 22N17E-34-2-00000-000-0000 <b>Cadastral ID</b> 34-22-17-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 326450 BOLING, DANIEL & FALLON RENE GARCIA  19256 E 460 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19256 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 34 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34990705 -95.48367124																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	9.8064							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	427,166.00 x .30 = 128,572							
Factor Value								
Adjustments	1.0000							
Lot Value	128,572							
<b>Residential Data</b>				\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/14/2021				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	4 - Good			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% 1 1/2 Story Finished			<b>Multiple Regression</b>				
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	1,927 / 3,007			Adusted R 0.8445				
Style	100% 1 1/2 Story Finished			Indicated Value 457,363 152.10 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model 1 Res				
Area on Slab	1,927			Adjustment Model A2 AO Test				
Fixture/RghIn	24 /			Comparables				
Bed/F/H Bath	4 / 3.0 /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	706 Attached Garage - Finished			Selected Approach Cost Approach				
Remodel				Improvements 400,450				
Year/Eff Age	2013 / 10			Lot Value 128,572				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 529,022 175.93 Per SqFt				
Base Cost	95.42	Total Misc Impr	+ 23,374	Agland Value				
Roofing Adj	+ 3.92	Garage Cost	+ 40,313	Site Improvements 31,477				
Subfloor Adj	+ -2.99	Total RCN	= 444,945	Total Value 560,499 186.40 Total Value Per SqFt				
Heat/Cool Adj	+ 16.31	Depreciation ( 10%)	- 44,495					
Plumbing Adj	+ 14.13	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 400,450					
Adj Base Cost	= 126.79	Lot Value	+ 128,572					
Total Area	x 3,007	Indicated Value	= 529,022					
Adjusted Cost	= 381,258	Value Per SqFt	175.93					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	117785	211		211	32.22		6,798
PRCH	SLAB PORCH - COVERED	117786	292		292	31.96		9,332



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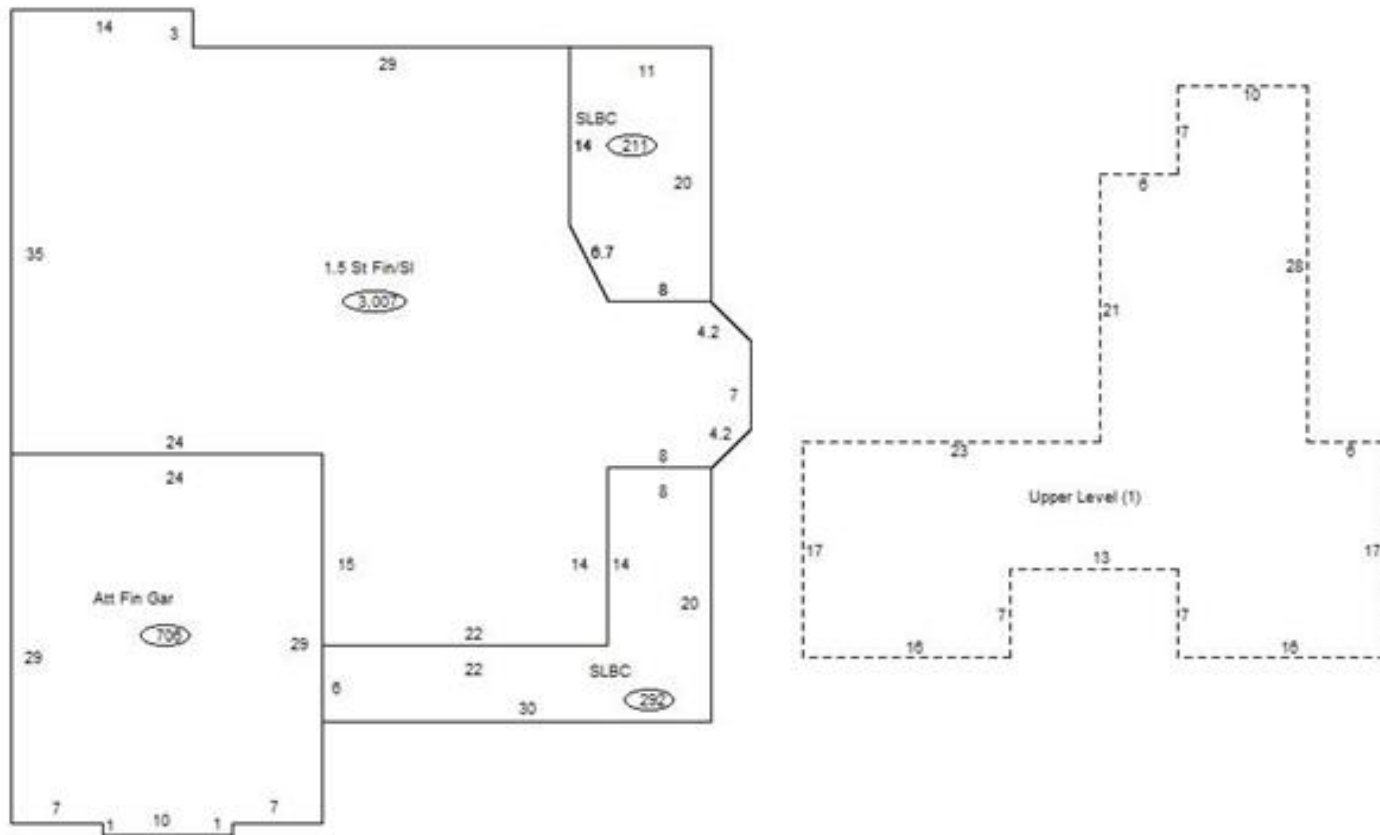
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,927	1.560	3,007
2	G	5		13	Att Fin Gar	706	1.000	706
3	M	PRCH		13	SLBC	211	1.000	211
4	M	PRCH		13	SLBC	292	1.000	292
5	U	^UL		13	Upper Level (1)	1,080	1.000	1,080
<b>Total Building Area</b>						1,927		3,007



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.10 x 140)	3,654		3,654	3,654
	UTIL	SHOP BUILDING	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.98 x 1,500)	41,970		41,970	10,493
						31,477