




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:07:46
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Assessment Data					Primary Image																																																																																																																				
Account 660029660 Parcel ID 22N17E-34-3-00000-000-0000 Cadastral ID 34-22-17-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 34614 TUCKER, CHARLES E 19495 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19495 E 470 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 34 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					 <p style="text-align: right; color: orange;">01/14/2021 12:21</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/14/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.33814251 -95.48200504 E2 SE SW & E2 W2 SE SW																																																																																																																									
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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	100% Frame, Siding, Vinyl
Base/Total Area	2,252 / 2,252
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 44

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	91.45	Total Misc Impr	+ 3,598
Roofing Adj	+ 5.13	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 261,047
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 127,913
Plumbing Adj	+ 5.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 133,134
Adj Base Cost	= 114.32	Lot Value	+
Total Area	x 2,252	Indicated Value	= 133,134
Adjusted Cost	= 257,449	Value Per SqFt	59.12

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	133,134
Lot Value	
Indicated Value	133,134 59.12 Per SqFt
Agland Value	5,760
Site Improvements	10,089
Total Value	148,983 66.16 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	71279	24x16		384	8.65		3,322
PATO	SLAB PORCH - OPEN	148852	6x4		24	11.48		276



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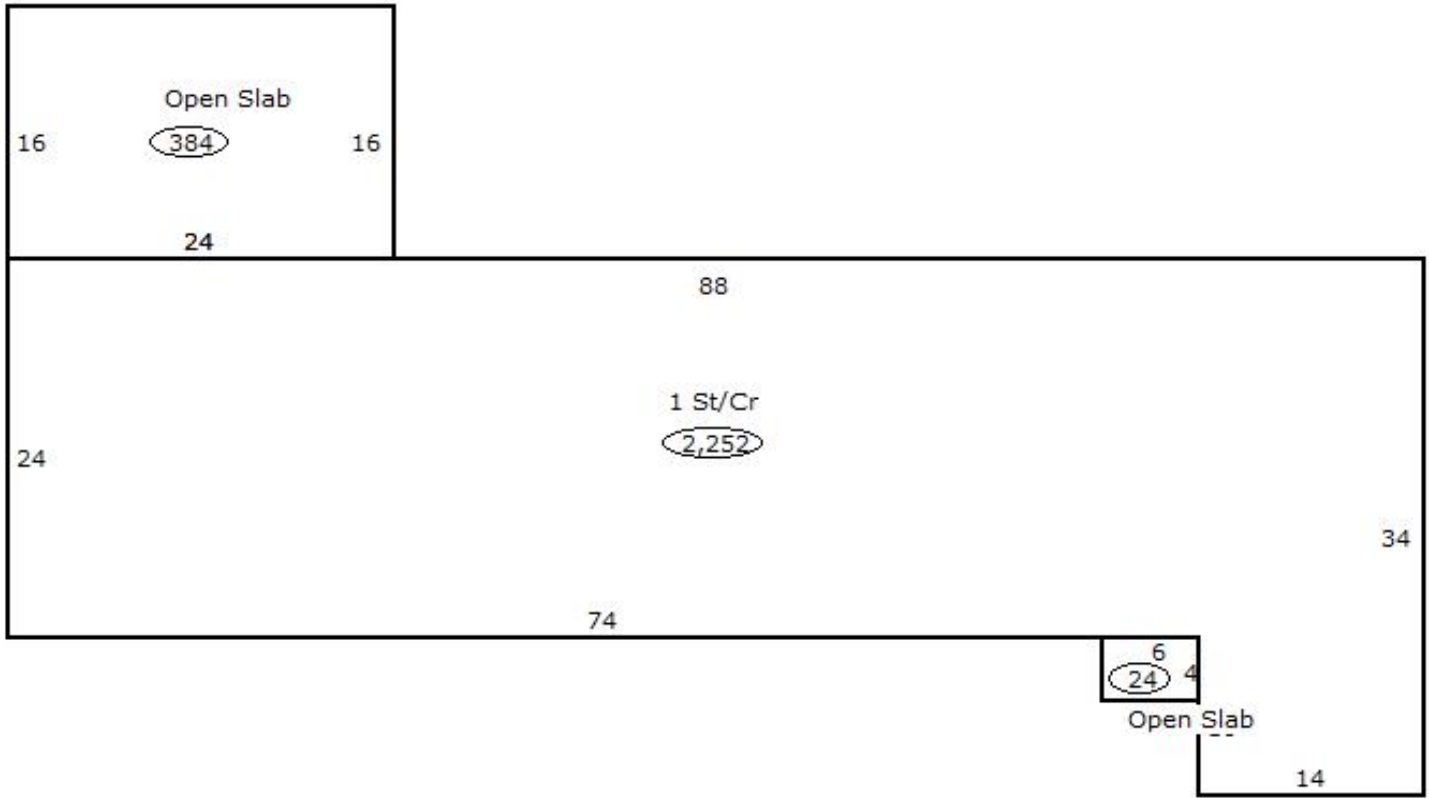
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,252	1.000	2,252
2	M	PATO		13	Open Slab	384	1.000	384
3	M	PATO		13	Open Slab	24	1.000	24
Total Building Area						2,252		2,252



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Concrete	Formed Metal	192
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (23.47 x 192)		4,506		4,506	4,506
	BNGP	BARN	30x40x8	Dirt	Invalid Roofing Code	1,200
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (21.01 x 1,200)		25,212		25,212	15,379
	LOAF	Loafing Shed	10x18x8	Dirt	Formed Metal	180
	Qual	3	Cond 2	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 180)		1,282		1,282	1,026
						256



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	30.000	192	192	5,760	5,760
NTV PST Totals						30.000			5,760	5,760
Total Agland						30.000			5,760	5,760