



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 660030788 Parcel ID 22N17E-35-1-00000-000-0000 Cadastral ID 35-22-17-00220 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 306523 STEIN, RONALD 20600 E 460 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20600 E 460 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 35 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34989941 -95.46066361 E/2 NW/4 NW/4 NE/4.																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.2606	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	229,154.00 x .35 = 79,069	
Factor Value		
Adjustments	1.0000	
Lot Value	79,069	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,456 / 1,840
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/15/2021	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	231,402	125.76	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,963		
Lot Value	79,069		
Indicated Value	269,032	146.21	Per SqFt
Agland Value			
Site Improvements	354		
Total Value	269,386	146.41	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.61	Total Misc Impr	+	0			
Roofing Adj	+ 4.35	Garage Cost	+	20,840			
Subfloor Adj	+ 0.00	Total RCN	=	226,975			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	52,204			
Plumbing Adj	+ 8.43	Lump Sums	+	15,192			
Basement Adj	+ 0.00	RCNLD	=	189,963			
Adj Base Cost	= 112.03	Lot Value	+	79,069			
Total Area	x 1,840	Indicated Value	=	269,032			
Adjusted Cost	= 206,135	Value Per SqFt		146.21			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	73002	32x6		192	39.27		7,540
WODO	WOOD DECK - OPEN	73004	30x16		480	16.96	6%	7,652



Rogers

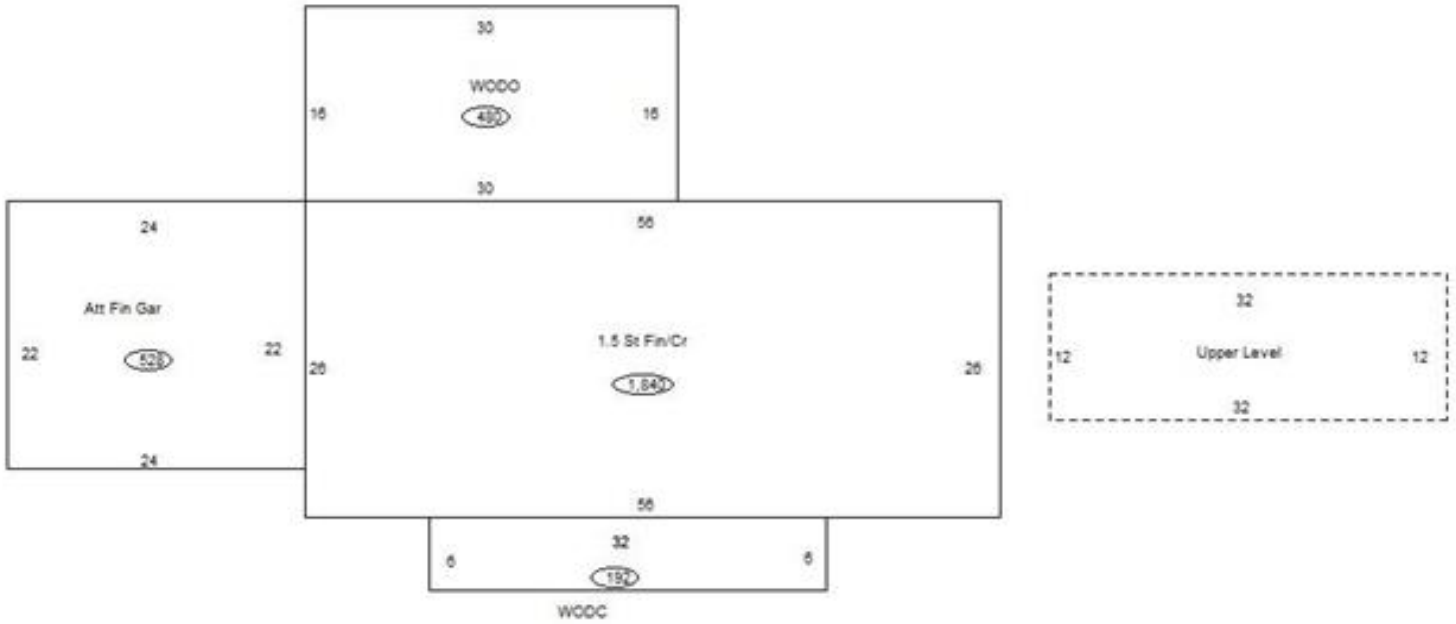
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,456	1.264	1,840
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	WODC		13	WODC	192	1.000	192
4	U	^UL	Overhang	13	Upper Level	384	1.000	384
5	M	WODO		13	WODO	480	1.000	480
Total Building Area						1,456		1,840



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	8x12x8	Dirt	Formed Metal	96
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (6.82 x 96)		655		655	301	354