



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:46:26
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030797 Parcel ID 22N17E-35-4-00000-000-0000 Cadastral ID 35-22-17-01100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 300611 PAYNE, JAMES RODNEY & JULIE R 20533 E 470 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20533 E 470 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 35 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33669980 -95.46136533 E 165' W 365' S 264' SW SW SE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/17/2026
 Time 17:46:26
 Page 2

Lot Data - 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	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	192
Site Improvements	
Total Value	192 0.00 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Date 04/17/2026
Time 17:46:26
Page 3

660030797

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	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func) RCNLD	
Base Cost (25.15 x 140)		3,521			3,521 3,521	



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Date 04/17/2026
 Time 17:46:26
 Page 4

Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
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	2.5 - Fair
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% One Story
Exterior Wall	80% Frame, Plywood or Hardboard 20% Veneer, N
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	14
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 33

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	73,538
Lot Value	
Indicated Value	73,538
Agland Value	48.64 Per SqFt
Site Improvements	
Total Value	73,538
	48.64 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	61.44	Total Misc Impr	+ 1,125
Roofing Adj	+ 0.00	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 124,640
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 51,102
Plumbing Adj	+ 7.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,538
Adj Base Cost	= 81.69	Lot Value	+
Total Area	x 1,512	Indicated Value	= 73,538
Adjusted Cost	= 123,515	Value Per SqFt	48.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	165958	14x4		56	20.09		1,125



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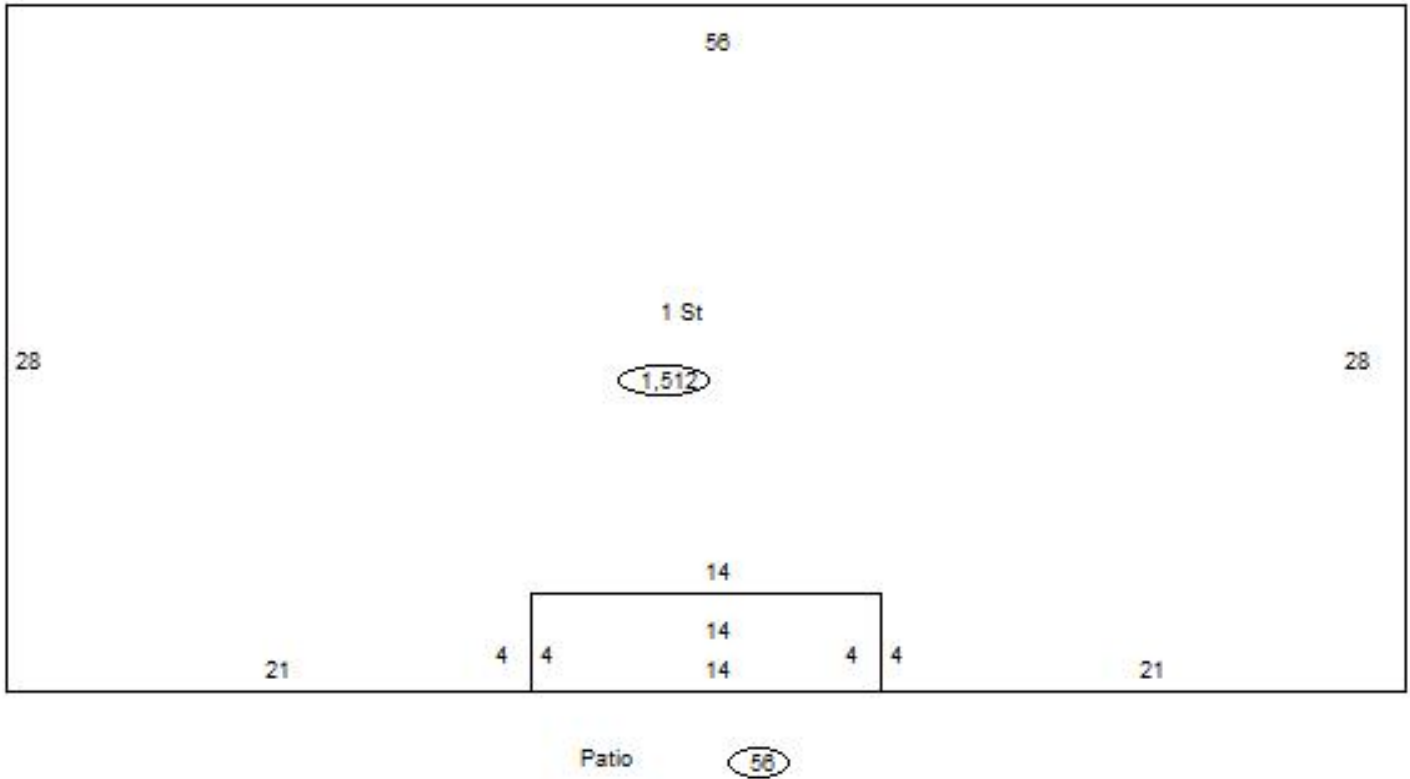
Date 04/17/2026

Time 17:46:26

Page 5

Sketch Image

660030797



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		10	1 St	1,512	1.000	1,512
2	M	PATC		10	Patio	56	1.000	56
Total Building Area						1,512		1,512



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Time 17:46:26
Page 6

Agland Inventory

660030797

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	1.000	192	192	192	192
NTV PST Totals						1.000			192	192
Total Agland						1.000			192	192