



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:08:51
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Assessment Data					Primary Image																																																																																																																				
Account 660032049 Parcel ID 22N17E-36-2-00000-000-0000 Cadastral ID 36-22-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 308091 CRANE, LEONARD N & LINDA S 21234 E 460 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21234 E 460 RD Subdivision Lot/Block / Parcel Size 6.43 - Acres Sec/Twn/Rng 36 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/15/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.34868993 -95.44852575 W 137', N 320' NW NE NW & A TR IN W2 NE NW DESC AS FOLLOWS: BEG PT 137' E & 320' S OF NW/C NE NW; W 137';S TO SW/C NE NW; E 335'; NWLY TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 4071 #1	Primary Image
Lot Size Lot Count Units Buildable 1487 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,894 / 1,894
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,894
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

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	100.63	Total Misc Impr	+ 15,788	Roofing Adj	+ 4.75	Garage Cost	+ 22,280
Subfloor Adj	+ -2.25	Total RCN	= 272,848	Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 100,954
Plumbing Adj	+ 8.19	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 171,894
Adj Base Cost	= 123.96	Lot Value	+ 171,894	Total Area	x 1,894	Indicated Value	= 171,894
		Value Per SqFt	90.76	Adjusted Cost	= 234,780		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,894		
Lot Value			
Indicated Value	171,894	90.76	Per SqFt
Agland Value	676		
Site Improvements			
Total Value	172,570	91.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	76666	42x5		210	26.27		5,517
PATC	Patio - Covered	76667	25x12		300	15.52		4,656



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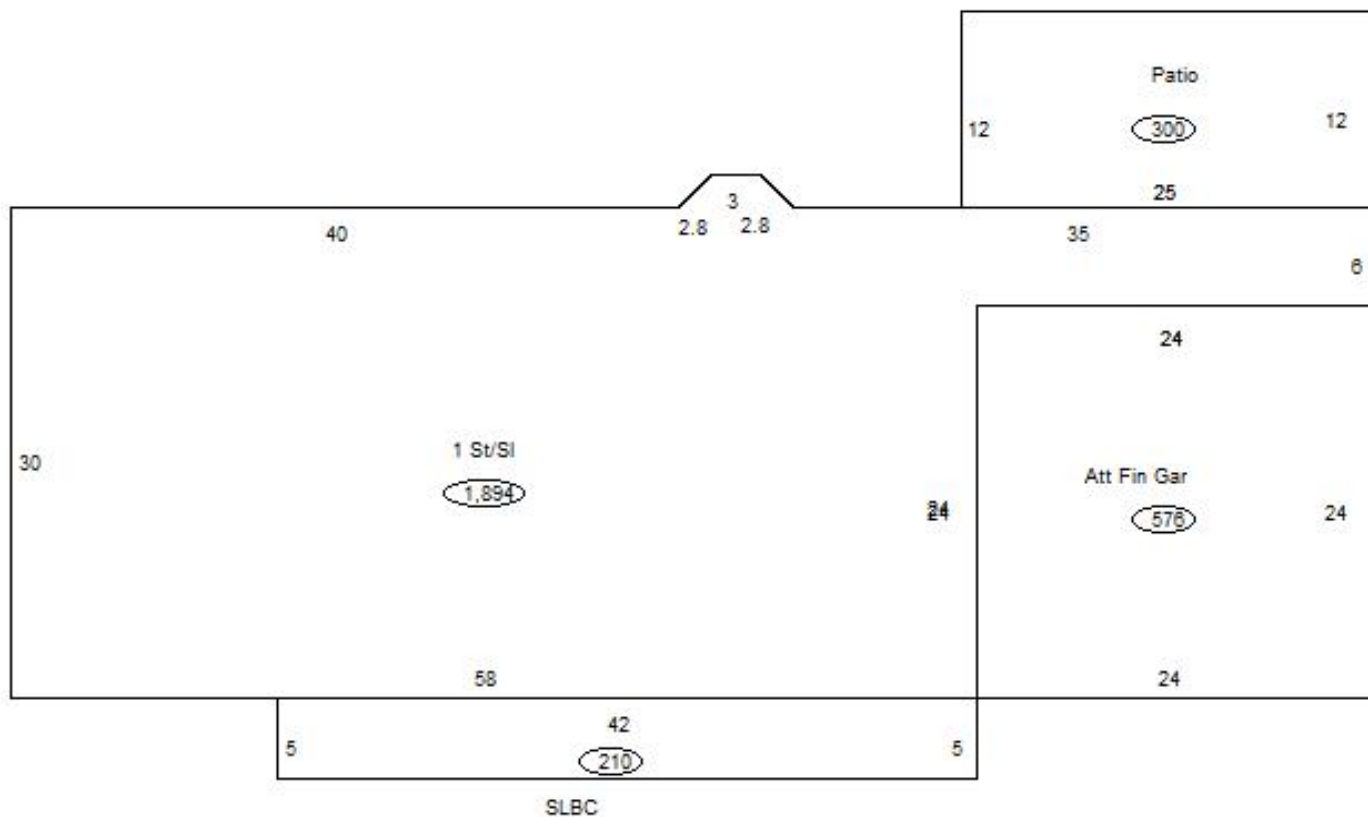
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Sketch Image

660032049



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,894	1.000	1,894
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	210	1.000	210
4	M	PATC		13	Patio	300	1.000	300
Total Building Area						1,894		1,894



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.780	54	54	150	150
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			1.000	144	144	144	144
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			2.650	144	144	382	382
TMBR Totals						6.430			676	676
Total Agland						6.430			676	676