



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:08:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660032058 Parcel ID 22N17E-36-2-00000-000-0000 Cadastral ID 36-22-17-01900 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 35374 DILLARD, BRIAN S & SUSAN 21072 E 460 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21072 E 460 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 36 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">01/15/2021 12:16</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/15/2021</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.5011		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	108,948.00 x .45 = 49,017		
Factor Value			
Adjustments	1.0000		
Lot Value	49,017		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/15/2021

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	1,704 / 2,232
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
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	1989 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	249,041 111.58 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	177,296
Lot Value	49,017
Indicated Value	226,313 101.39 Per SqFt
Agland Value	
Site Improvements	1,805
Total Value	228,118 102.20 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	84.58	Total Misc Impr	+ 8,171
Roofing Adj	+ 3.54	Garage Cost	+ 20,840
Subfloor Adj	+ 0.00	Total RCN	= 269,420
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 94,297
Plumbing Adj	+ 6.95	Lump Sums	+ 2,173
Basement Adj	+ 0.00	RCNLD	= 177,296
Adj Base Cost	= 107.71	Lot Value	+ 49,017
Total Area	x 2,232	Indicated Value	= 226,313
Adjusted Cost	= 240,409	Value Per SqFt	101.39

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	76689	18x5		90	48.28	50%	2,173
PRCH	SLAB PORCH - COVERED	76690	12x8		96	26.63		2,556
FPR1	Fireplace - Residential 1 Story		1		1	5,615.40		5,615



Rogers

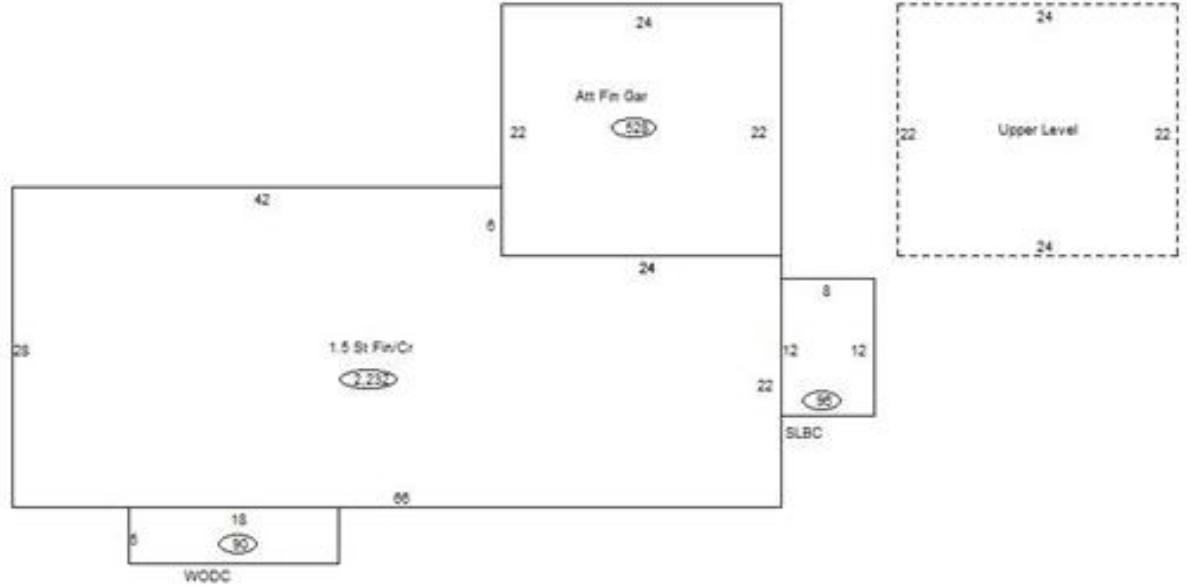
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Sketch Image

660032058



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	1,704	1.310	2,232
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	WODC		13	WODC	90	1.000	90
4	M	PRCH		13	SLBC	96	1.000	96
5	U	^UL		13	Upper Level	528	1.000	528
Total Building Area						1,704		2,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	12x14x8	Concrete	Composition Shingle	168	
	Qual 3	Cond 3	Year 1960	Eff Age 50			
		Valuation Summary	Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD	
		Base Cost (38.37 x 168)	6,446		6,446	4,641	1,805