



# 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	660061750													
Parcel ID	21N17E-04-2-00000-000-0000													
Cadastral ID	04-21-17-01910													
Property Type	REAL - Real Property													
Property Class	RA VI Area 3													
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	269488													
VANDENBRINK, JOALVA M														
19002 S 4210 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19002 S 4210 RD													
Subdivision														
Lot/Block	/	Parcel Size	33.12 - Acres											
Sec/Twn/Rng	4 / 21 / 17 / 2													
Neighborhood	2117 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.33485836 -95.50042671														
TR IN LOT 3 DESC AS BEG NE/C LOT 3; TH W 783.96'; S 1237. 12'; E 783 .96' TO PT ON E/L LOT 3; TH N 1237.48' TO POB & PT OF GOV'T LOTS 3 & 4 BEG 783.96' W OF NE/C NW; TH W 759.04'; TH S 618.21'; TH E 759.04'; TH N 618.56' TO POB.														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2677/295	VANDENBRINK, CARL & JOALVA	11/28/2017	0	WB										
1205/66	BISHOP, CHESTER	12/08/1999	33,000	No										
1136/45	CARROLL, JEFFREY B & NANCY G	10/02/1998	192,000	No										
1007/866	CONCEPT BUILDERS INC	11/15/1995	148,000	Yes										
1000/297	CARROLL, JEFFREY B & NANCY G	08/18/1995	0	No										
996/462	BISHOP, CHESTER	07/21/1995	28,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	1999	Land Value	2,043	2,043	11%	225	Assessed	21,894 2,152.62						
Year Frozen	0	Improvements	217,637	196,991		21,669	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00						
TIF Project ID	0	Total Value	219,680	199,034		21,894	Total Taxable	20,894 2,064.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660061750	VANDENBRINK, JOALVA M	94	193,237	1000	20,256	2,002.00							
2024	2024-660061750	VANDENBRINK, JOALVA M	94	206,305	1000	21,667	2,285.00							
2023	2023-660061750	VANDENBRINK, JOALVA M	94	203,301	1000	21,006	2,259.00							
2022	2022-660061750	VANDENBRINK, JOALVA M	94	208,533	1000	20,365	2,211.00							
2021	2021-660061750	VANDENBRINK, JOALVA M	94	189,552	1000	19,743	2,073.00							
2020	2020-660061750	VANDENBRINK, JOALVA M	94	186,070	1000	19,139	2,004.00							
2019	2019-660061750	VANDENBRINK, JOALVA M	94	177,750	1000	18,552	1,916.00							
2018	2018-660061750	VANDENBRINK, JOALVA M	94	183,308	1000	18,729	1,953.00							
2017	2017-660061750	VANDENBRINK, CARL & JOALVA	94	181,291	1000	18,154	1,870.00							
2016	2016-660061750	VANDENBRINK, CARL & JOALVA	94	176,128	1000	17,597	1,806.00							
2015	2015-660061750	VANDENBRINK, CARL & JOALVA	94	171,858	1000	17,055	1,787.00							
2014	2014-660061750	VANDENBRINK, CARL & JOALVA	94	173,548	1000	16,529	1,700.00							
2013	2013-660061750	VANDENBRINK, CARL & JOALVA	94	162,879	1000	16,019	1,624.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	2,227 / 2,227
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,227
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	97.62	Total Misc Impr	+ 13,256
Roofing Adj	+ 4.58	Garage Cost	+ 17,211
Subfloor Adj	+ -2.19	Total RCN	= 296,861
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 83,121
Plumbing Adj	+ 6.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 213,740
Adj Base Cost	= 119.62	Lot Value	+ 213,740
Total Area	x 2,227	Indicated Value	= 213,740
Adjusted Cost	= 266,394	Value Per SqFt	95.98

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	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	213,740
Lot Value	
Indicated Value	213,740
Agland Value	2,043
Site Improvements	3,897
Total Value	433,420
	194.62 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	80397	12x6		72	26.70		1,922
PATO	SLAB PORCH - OPEN	80398	35x19		665	8.60		5,719



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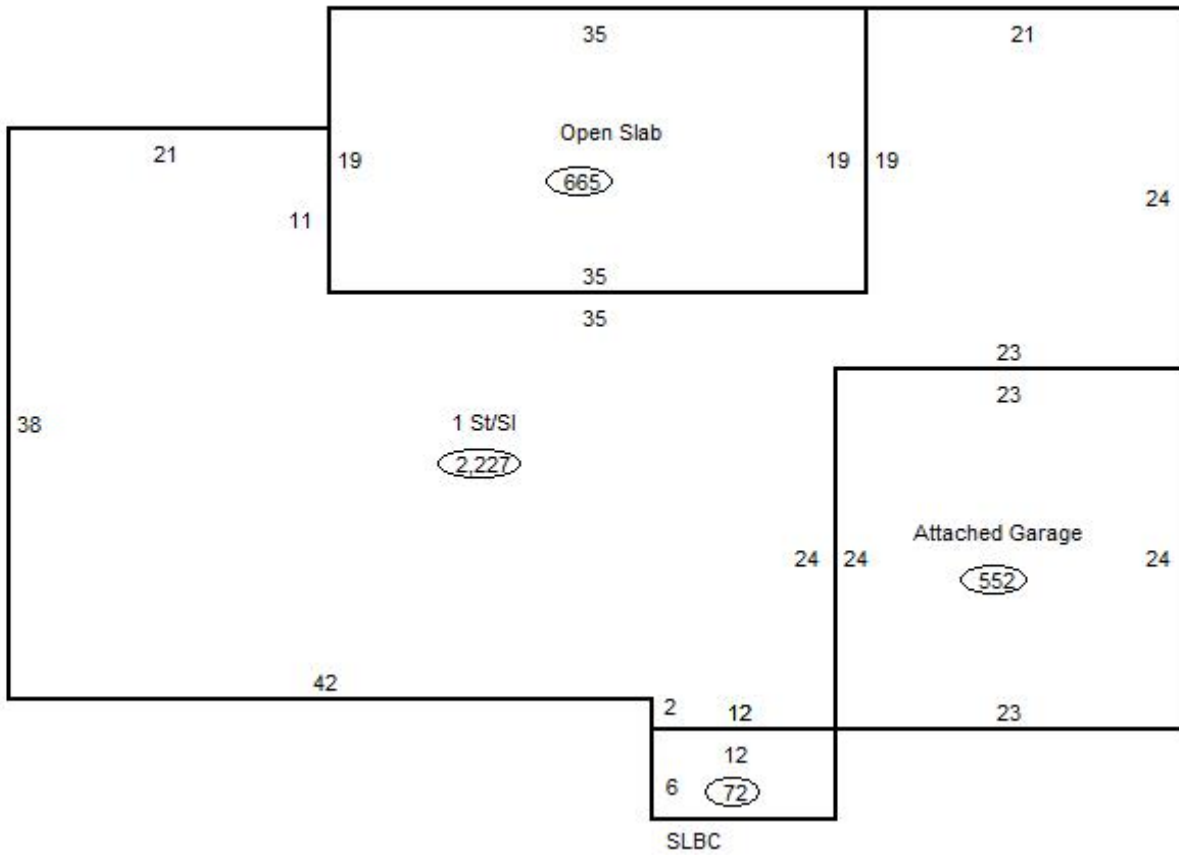
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,227	1.000	2,227
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PATO		13	Open Slab	665	1.000	665
<b>Total Building Area</b>						<b>2,227</b>		<b>2,227</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,160
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.02 x 2,160)		19,483	19,483	15,586	3,897
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			7.066	108	108	763	763
HC	HECTOR STONY SANDY LOAM	TMBR	20			13.483	36	36	485	485
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			12.530	63	63	789	789
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			.042	151	151	6	6
<b>NTV PST Totals</b>						33.120			2,043	2,043
<b>Total Agland</b>						33.120			2,043	2,043