



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:58:15
Page 1

Assessment Data					Primary Image				
Account	660062444				<p>660062444 06/18/25</p> <p>660062444_008.JPG 6/24/2025</p>				
Parcel ID	21N17E-03-3-00000-000-0000								
Cadastral ID	03-21-17-00510								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	101494								
POTTER, JOHN G &									
TERESA J									
19054 E POTTER CIRCLE									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	19054 E POTTER CIR								
Subdivision									
Lot/Block	/	Parcel Size	26.09 - Acres						
Sec/Twn/Rng	3 / 21 / 17 / 3								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description									
Lat/Long: 36.32694187 -95.48683960									
NW SW LESS TR BEG 985.91' S NW/C SW TH S 67-46-34 E 355.55' S 197.39' W 330' TO W/L OF SEC N 332.25' TO POB AND LESS TR DESC AS BEING E 797' OF N 367' OF THE NW/4 SW/4. LESS TR DESC AS BEG NW/C OF NW/4 SW/4; TH N89-52-57E 525.46'; TH S00-0445E 331 47';									
Building Permits									
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					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	1,934	1,934	11%	213	Assessed	29,879	2,937.70
Year Frozen	0	Improvements	298,978	269,689		29,666	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	300,912	271,623		29,879	Total Taxable	28,879	2,849.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660062444	POTTER, JOHN G &	94	273,848	1000	28,009	2,764.00		
2024	2024-660062444	POTTER, JOHN G &	94	262,259	1000	27,164	2,860.00		
2023	2023-660062444	POTTER, JOHN G &	94	248,575	1000	26,344	2,830.00		
2022	2022-660062444	POTTER, JOHN G &	94	248,575	1000	26,344	2,856.00		
2021	2021-660062444	POTTER, JOHN G &	94	338,161	1000	35,894	3,755.00		
2020	2020-660062444	POTTER, JOHN G &	94	335,336	1000	34,819	3,636.00		
2019	2019-660062444	POTTER, JOHN G &	94	316,141	1000	33,776	3,477.00		
2018	2018-660062444	POTTER, JOHN G &	94	329,383	1000	33,115	3,444.00		
2017	2017-660062444	POTTER, JOHN G &	94	295,153	1000	28,676	2,946.00		
2016	2016-660062444	POTTER, JOHN G &	94	287,495	1000	27,810	2,846.00		
2015	2015-660062444	POTTER, JOHN G &	94	280,457	1000	26,972	2,819.00		
2014	2014-660062444	POTTER, JOHN G &	94	286,257	1000	26,157	2,685.00		
2013	2013-660062444	POTTER, JOHN G &	94	269,873	1000	25,366	2,566.00		



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 Time 16:58:15
 Page 2

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		<p>660062444 06/18/25</p> <p>660062444_008.JPG 6/24/2025</p>																																																																										
Residential Data																																																																												
Type 1 Single Family Residence Condition 3 - Average Quality 4 - Good Architecture Style 100% 1 1/2 Story Finished Exterior Wall 100% Frame, Siding, Wood Base/Total Area 1,748 / 2,864 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,748 Fixture/RghIn 14 / Bed/F/H Bath 4 / 3.0 / Basement Area Garage Type Remodel Year/Eff Age 1994 / 24		GRM Approach																																																																										
		GRM Code Gross Rent 0.00 Indicated Value																																																																										
		Multiple Regression																																																																										
		MRA Code Adjusted R Indicated Value																																																																										
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Cost Approach Manual : 01/2025		Value Reconciliation																																																																										
<table border="0"> <tr> <td>Base Cost</td><td>95.69</td><td>Total Misc Impr</td><td>+</td><td>14,968</td></tr> <tr> <td>Roofing Adj</td><td>+ 3.81</td><td>Garage Cost</td><td>+</td><td></td></tr> <tr> <td>Subfloor Adj</td><td>+ -2.93</td><td>Total RCN</td><td>=</td><td>363,460</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 16.31</td><td>Depreciation (29%)</td><td>-</td><td>105,403</td></tr> <tr> <td>Plumbing Adj</td><td>+ 8.80</td><td>Lump Sums</td><td>+</td><td>0</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>=</td><td>258,057</td></tr> <tr> <td>Adj Base Cost</td><td>= 121.68</td><td>Lot Value</td><td>+</td><td></td></tr> <tr> <td>Total Area</td><td>x 2,864</td><td>Indicated Value</td><td>=</td><td>258,057</td></tr> <tr> <td>Adjusted Cost</td><td>= 348,492</td><td>Value Per SqFt</td><td></td><td>90.10</td></tr> </table>		Base Cost	95.69	Total Misc Impr	+	14,968	Roofing Adj	+ 3.81	Garage Cost	+		Subfloor Adj	+ -2.93	Total RCN	=	363,460	Heat/Cool Adj	+ 16.31	Depreciation (29%)	-	105,403	Plumbing Adj	+ 8.80	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	258,057	Adj Base Cost	= 121.68	Lot Value	+		Total Area	x 2,864	Indicated Value	=	258,057	Adjusted Cost	= 348,492	Value Per SqFt		90.10	<table border="0"> <tr> <td>Selected Approach</td><td>Cost Approach</td><td></td><td></td></tr> <tr> <td>Improvements</td><td>258,057</td><td></td><td></td></tr> <tr> <td>Lot Value</td><td></td><td></td><td></td></tr> <tr> <td>Indicated Value</td><td>258,057</td><td>90.10</td><td>Per SqFt</td></tr> <tr> <td>Agland Value</td><td>1,934</td><td></td><td></td></tr> <tr> <td>Site Improvements</td><td>40,921</td><td></td><td></td></tr> <tr> <td>Total Value</td><td>300,912</td><td>105.07</td><td>Total Value Per SqFt</td></tr> </table>		Selected Approach	Cost Approach			Improvements	258,057			Lot Value				Indicated Value	258,057	90.10	Per SqFt	Agland Value	1,934			Site Improvements	40,921			Total Value	300,912	105.07	Total Value Per SqFt
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Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																																																				
PRCH	SLAB PORCH - COVERED	80601	477		477	31.38		14,968																																																																				



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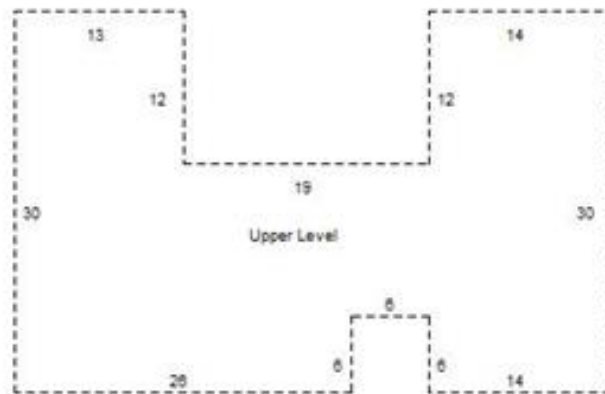
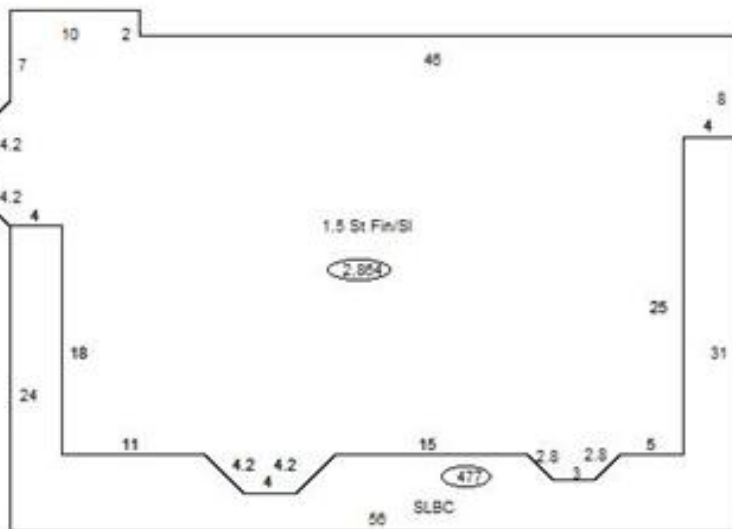
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Date 04/17/2026
 Time 16:58:15
 Page 3

Sketch Image

660062444



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,748	1.638	2,864
2	U	^UL	Overhang	13	Upper Level	1,116	1.000	1,116
3	M	PRCH		13	SLBC	477	1.000	477
Total Building Area						1,748		2,864



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Date 04/17/2026
 Time 16:58:15
 Page 4

660062444

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,500
	Qual 3	Cond 3	Year 2000	Eff Age		
	Valuation Summary Base Cost (27.24 x 1,500) 40,860		Modifier Total	RCN 40,860	Depr (10% Phys/ % Func) 4,086	RCNLD 36,774
	DTGF	DETACHED GARAGE FAIR	0x0x0			288
	Qual 2	Cond 3	Year 1999	Eff Age		
	Valuation Summary Base Cost (16.00 x 288) 4,608		Modifier Total	RCN 4,608	Depr (10% Phys/ % Func) 461	RCNLD 4,147
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (39.31 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	GHF	Greenhouse	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (5.00 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD



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Date 04/17/2026
Time 16:58:15
Page 5

Agland Inventory

660062444

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			3.000	36	36	108	108
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.000	63	63	63	63
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.290	63	63	18	18
RS	ROUGH STONY LAND	TMBR	20			1.800	36	36	65	65
TMBR Totals						6.090			254	254
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			7.000	84	84	588	588
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			13.000	84	84	1,092	1,092
NTV PST Totals						20.000			1,680	1,680
Total Agland						26.090			1,934	1,934