



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:11:49  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660063847 <b>Parcel ID</b> 22N17E-25-4-00000-000-0000 <b>Cadastral ID</b> 25-22-17-00310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 263260 PURDUM, CURTIS L &  JULIANA 21825 E 460 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 21825 E 460 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.14 - Acres <b>Sec/Twn/Rng</b> 25 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35172160 -95.43883781																																																																																																																									
<b>Legal Description</b> SW SE SE & TR DESC 2019-00612 AS BEG SW/C SE SE SE; N00 2449W 257'; S09.1501E 260.38'; W 40' TO POB					<b>Building Permits</b> <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.9617	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	433,930.00 x .30 = 130,263	
Factor Value		
Adjustments	1.0000	
Lot Value	130,263	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,665 / 2,665
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,665
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/19/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	362,139	135.89	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	107,54	Total Misc Impr	+	31,255	
Roofing Adj	+ 5.11	Garage Cost	+	18,753	
Subfloor Adj	+ -3.31	Total RCN	=	397,711	
Heat/Cool Adj	+ 14.47	Depreciation ( 28%)	-	111,359	
Plumbing Adj	+ 6.66	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	286,352	
Adj Base Cost	= 130.47	Lot Value	+	130,263	
Total Area	x 2,665	Indicated Value	=	416,615	
Adjusted Cost	= 347,703	Value Per SqFt		156.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,352		
Lot Value	130,263		
Indicated Value	416,615	156.33	Per SqFt
Agland Value			
Site Improvements	48,430		
Total Value	465,045	174.50	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	81218		130	130	29.09		3,782
EPSW	ENCLOSED PORCH - SOLID WALL	81219	24x10		240	75.38		18,091
PATO	SLAB PORCH - OPEN	81220	29x10		290	10.18		2,952



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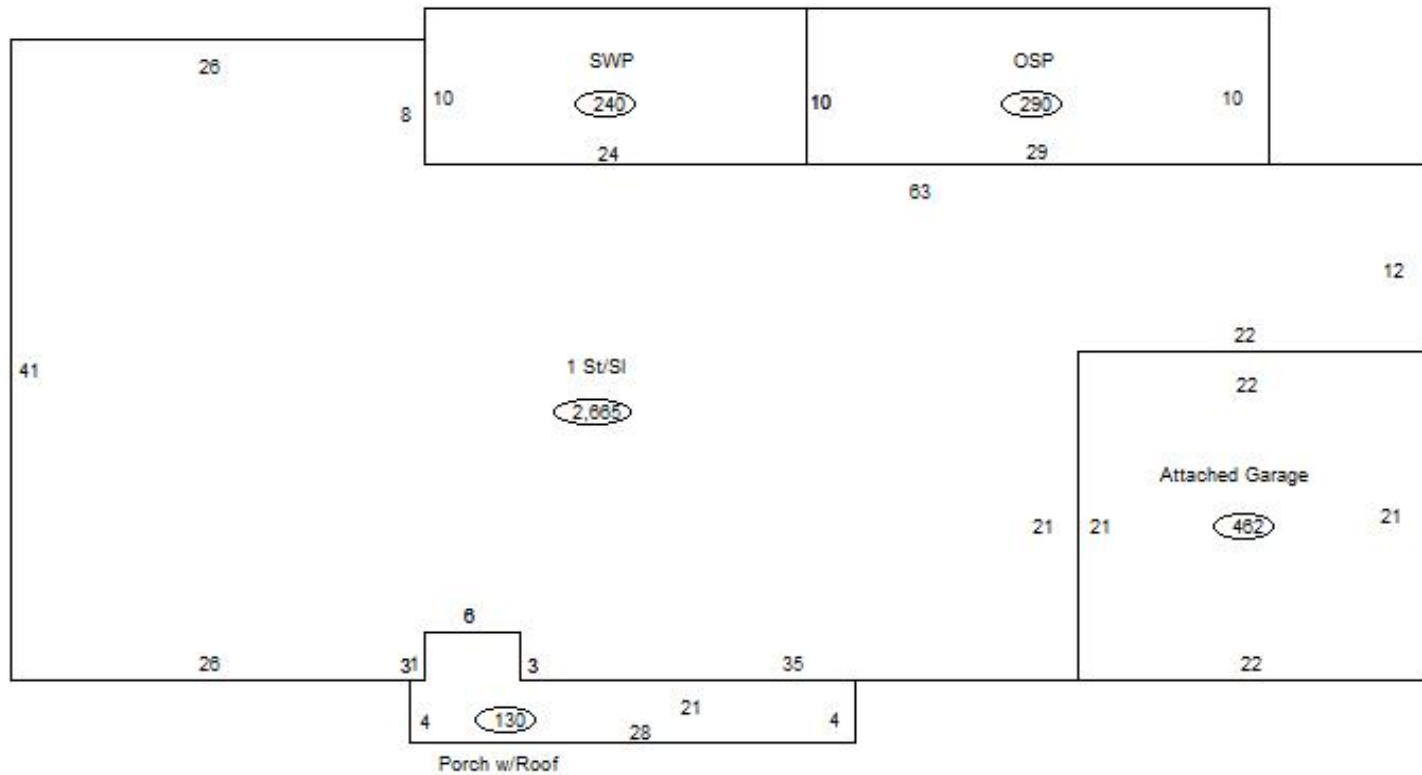
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### Sketch Image

660063847



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,665	1.000	2,665
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	130	1.000	130
4	M	EPSW		13	EPSW	240	1.000	240
5	M	PATO		13	Open Slab	290	1.000	290
<b>Total Building Area</b>						2,665		2,665



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x8	Concrete	Galvanized Metal	2,400
	Qual 2	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (23.74 x 2,400)		56,976		56,976	8,546	48,430
	STF	STG FAIR	8x16x6	Plank	Composition Shingle	128
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 128)		599		599	599	