



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:09:55
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Assessment Data					Primary Image																																																																																																																				
Account 660064235 Parcel ID 21N17E-02-1-00000-000-0000 Cadastral ID 02-21-17-00110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 275785 COLEMAN, ROY E & WILNA M TRUSTEES 20998 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20998 E 470 RD Subdivision Lot/Block / Parcel Size 10.1 - Acres Sec/Twn/Rng 2 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (445)\IMG_0033.JPG 3/21/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.33385526 -95.45466569 E2 LOT 1 LESS W 208' N 520' THEREOF, AND LESS E 402' OF N 728' THEREOF.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																	
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
Method	Square-Foot				
Base Lot Value					
Factor Value		\\tsclient\T\TOMMY DUNLAP\New folder (445)\IMG_0033.JPG		3/21/2025	
Adjustments		GRM Approach			
Lot Value		GRM Code		Gross Rent	0.00
Residential Data		Indicated Value			
Type		Multiple Regression			
Condition	-	MRA Code		Adusted R	
Quality	-	Indicated Value			
Architecture		Direct Comparables			
Style		Selection Model	1 Res	Adjustment Model	A2 AO Test
Exterior Wall		Comparables			
Base/Total Area /		Indicated Value			
Style		Value Reconciliation			
HVAC		Selected Approach		Cost Approach	
Roof Cover		Improvements			
Area on Slab		Lot Value		Indicated Value	0.00 Per SqFt
Fixture/RghIn /		Agland Value	2,379	Site Improvements	
Bed/F/H Bath / /		Total Value			
Basement Area		2,379		0.00 Total Value Per SqFt	
Garage Type		Cost Approach			
Remodel		Manual : 01/2025			
Year/Eff Age /		Base Cost	0.00	Total Misc Impr	+ 0
Cost Approach		Roofing Adj	+ 0.00	Garage Cost	+ 0
Base Cost	0.00	Subfloor Adj	+ 0.00	Total RCN	= 0
Roofing Adj	+ 0.00	Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Subfloor Adj	+ 0.00	Plumbing Adj	+ 0.00	Lump Sums	+ 0
Heat/Cool Adj	+ 0.00	Basement Adj	+ 0.00	RCNLD	= 0
Plumbing Adj	+ 0.00	Adj Base Cost	= 0.00	Lot Value	+ 0
Basement Adj	+ 0.00	Total Area	x	Indicated Value	= 0
Adj Base Cost	= 0.00	Adjusted Cost	= 0	Value Per SqFt	0.00
Total Area	x	Miscellaneous Improvements			
Adjusted Cost	= 0	Code	Description	Sketch ID	Size
		Year	Units	Unit Cost	Depr
		Value			



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,351
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (8.89 x 2,351) 20,900		Modifier Total	RCN 20,900	Depr (100% Phys/ % Func) 20,900	RCNLD
	LT	LEAN-TO	10x30x0			300
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 300) 876		Modifier Total	RCN 876	Depr (100% Phys/ % Func) 876	RCNLD



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	2.000	122	122	245	245
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	14.820	144	144	2,134	2,134
NTV PST Totals						16.820			2,379	2,379
Total Agland						16.820			2,379	2,379