



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 660067073 Parcel ID 21N17E-10-4-00000-000-0000 Cadastral ID 10-21-17-00305 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 293522 KOLCZUN, GEORGE J JR & DONNA SUSAN 19850 E BROOKVIEW DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19850 E BROOKVIEW DR Subdivision Lot/Block / Parcel Size 19.79 - Acres Sec/Twn/Rng 10 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31184004 -95.47807779 S2 NW SE LESS RD					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	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	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,539 / 2,309
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,539
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 19

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	89.40	Total Misc Impr	+ 32,474
Roofing Adj	+ 3.30	Garage Cost	+ 25,024
Subfloor Adj	+ -1.54	Total RCN	= 316,706
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 69,675
Plumbing Adj	+ 8.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 247,031
Adj Base Cost	= 112.26	Lot Value	+ 247,031
Total Area	x 2,309	Indicated Value	= 247,031
Adjusted Cost	= 259,208	Value Per SqFt	106.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,031		
Lot Value			
Indicated Value	247,031	106.99	Per SqFt
Agland Value	4,433		
Site Improvements	66,177		
Total Value	317,641	137.57	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
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	81955	520		520	25.33		13,172
PRCH	SLAB PORCH - COVERED	81957	541		541	25.30		13,687



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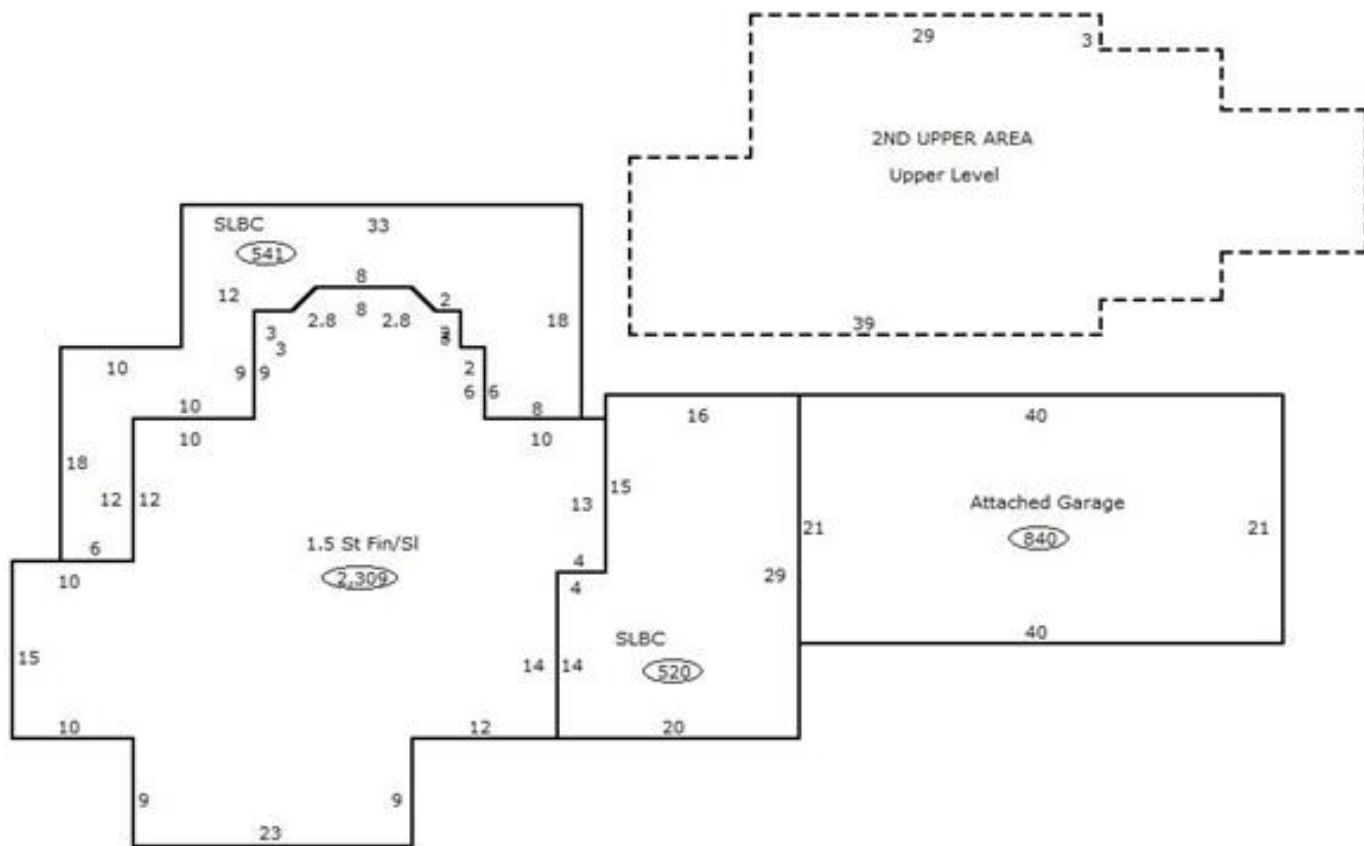
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	520	1.000	520
2	G	1		13	Attached Garage	840	1.000	840
3	M	PRCH		13	SLBC	541	1.000	541
4	R	5	Slab	13	1.5 St Fin/SI	1,539	1.500	2,309
5	U	^UL	Overhang	13	Upper Level	1,287	1.000	1,287
6	N	0		13			0.000	
7	N	0		13			0.000	
8	N	0		13	2ND UPPER AREA		0.000	
Total Building Area						1,539		2,309



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x70x0			2,800	
	Qual 2	Cond 3	Year 2017	Eff Age	7		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (23.84 x 2,800)	66,752		66,752	6,675	60,077
	LT	LEAN-TO	10x70x0			700	
	Qual 3	Cond 3	Year 2017	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 700)	2,044		2,044	204	1,840
	LF	LOAFING SHED	50x40x0			2,000	
	Qual 3	Cond 2	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 2,000)	8,520		8,520	4,260	4,260
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	GENR	Generator - Residential Standby	0x0x0				
	Qual 1	Cond 1	Year	Eff Age	2836		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (1,540.00 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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	19.790	224	224	4,433	4,433
IMP PST Totals						19.790			4,433	4,433
Total Agland						19.790			4,433	4,433