



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660076446 <b>Parcel ID</b> 21N17E-08-4-00000-000-0000 <b>Cadastral ID</b> 08-21-17-00210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 51774 EHRHARDT, RUBY ALICE  TRUSTEE 20500 S 4210 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20500 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.38 - Acres <b>Sec/Twn/Rng</b> 8 / 21 / 17 / 4 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-14\IMG_ 4/14/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31402260 -95.50789356																																																																																																																									
TR IN NE SE DESC AS; BEG NE/C NE SE, TH S 395.53', S88-30- 32W 1321.52' TO W/L NE SE, TH N 395.53' TO NW/C THEREOF, TH E 1321 60' TO POB LESS TR DESC 2450-104 AS COMM NE/C NE SE; S88 3032W 301.54'; S18.1751W 420.36'; S88.3032W 878.88'; N01.1937W 395 53'; N88.3032E 1020.06' 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> </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 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,100
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	450 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-4-14\IMG\_ 4/14/2021

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	

Cost Approach				Manual : 01/2025			
Base Cost	85.31	Total Misc Impr	+	7,534			
Roofing Adj	+ 4.63	Garage Cost	+	12,695			
Subfloor Adj	+ -1.06	Total RCN	=	236,550			
Heat/Cool Adj	+ 11.47	Depreciation ( 19%)	-	44,945			
Plumbing Adj	+ 2.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	191,605			
Adj Base Cost	= 103.01	Lot Value	+				
Total Area	x 2,100	Indicated Value	=	191,605			
Adjusted Cost	= 216,321	Value Per SqFt		91.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,605		
Lot Value			
Indicated Value	191,605	91.24	Per SqFt
Agland Value	243		
Site Improvements	35,249		
Total Value	227,097	108.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	90898	120		120	62.78		7,534



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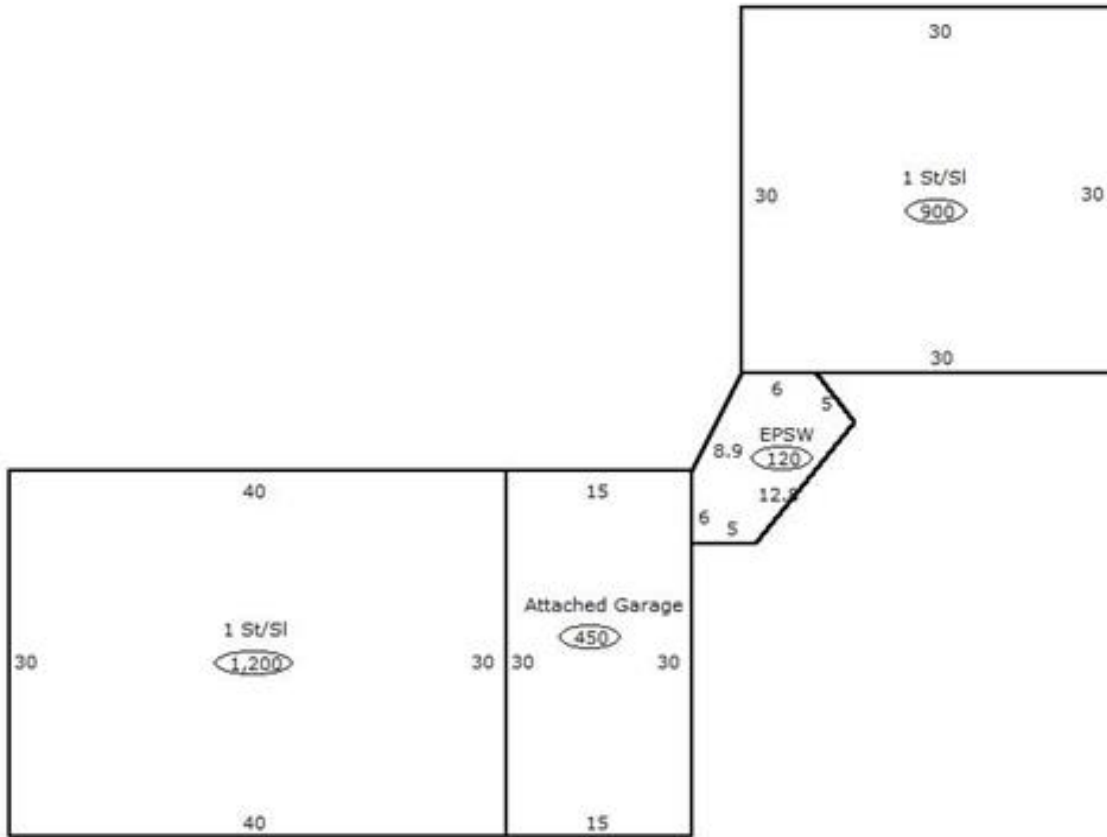
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Sketch Image

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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	1,200	1.000	1,200
2	G	1		13	Attached Garage	450	1.000	450
3	M	EPSW		13	EPSW	120	1.000	120
4	R	1	Slab	13	1 St/SI	900	1.000	900
<b>Total Building Area</b>						<b>2,100</b>		<b>2,100</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	20x8x6			160
	Qual	1	Cond 1	Year 2024	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.63 x 160)	741		741	82	659
	CP	Carport Dirt	22x26x0			572
	Qual	3	Cond 3	Year 2013	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x 572)	2,002		2,002	100	1,902
	GRDT	GARAGE - DETACHED	20x60x0			1,200
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 1,200)	32,688		32,688		32,688



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			3.380	72	72	243	243
<b>NTV PST Totals</b>						3.380			243	243
<b>Total Agland</b>						3.380			243	243