



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:32:51  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660080447 <b>Parcel ID</b> 22N17E-27-4-00000-000-0000 <b>Cadastral ID</b> 27-22-17-00210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 337241 JAMES, KIMBERLY A  19681 E 456 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19681 E 456 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 27 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35896120 -95.47638671																																																																																																																									
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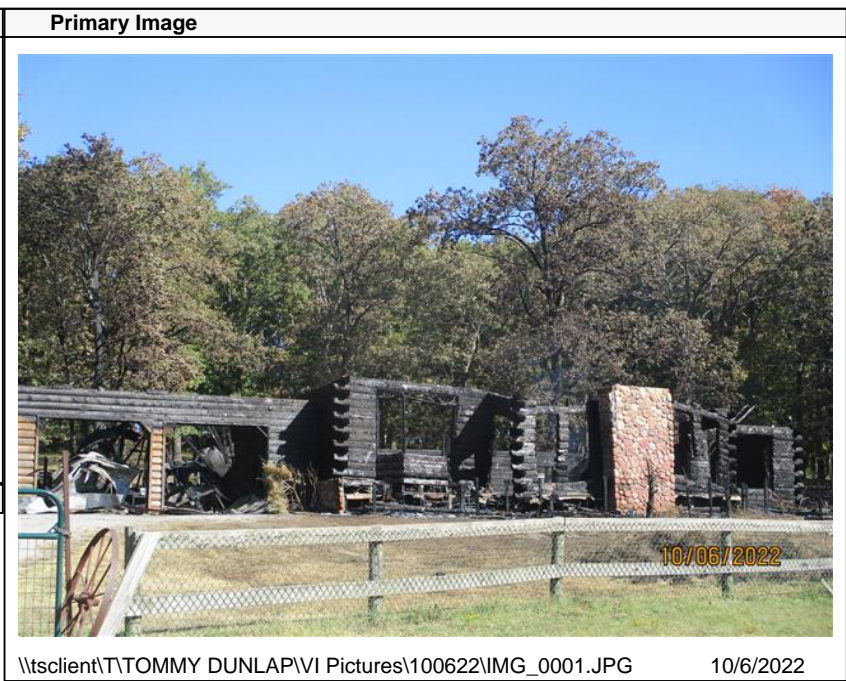
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,944 / 2,596
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	780 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	94.91	Total Misc Impr	+ 0
Roofing Adj	+ 3.54	Garage Cost	+ 29,125
Subfloor Adj	+ 0.00	Total RCN	= 337,037
Heat/Cool Adj	+ 12.64	Depreciation ( 100%)	- 337,037
Plumbing Adj	+ 7.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	=
Adj Base Cost	= 118.61	Lot Value	+ 0
Total Area	x 2,596	Indicated Value	=
Adjusted Cost	= 307,912	Value Per SqFt	0.00

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	436
Site Improvements	
Total Value	436 0.17 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value





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### Agland Inventory

660080447

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			2.630	36	36	95	95
<b>TMBR Totals</b>						2.630			95	95
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.370	144	144	341	341
<b>NTV PST Totals</b>						2.370			341	341
<b>Total Agland</b>						5.000			436	436