



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:30:17
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Assessment Data					Primary Image																																																																																																																				
Account 660081916 Parcel ID 22N17E-21-3-00000-000-0000 Cadastral ID 21-22-17-00730 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 253192 RECTOR, ROBERT W & DEBORAH D 18391 E 450 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 18391 E 450 RD Subdivision Lot/Block / Parcel Size 13.51 - Acres Sec/Twn/Rng 21 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36699480 -95.50172320 TR IN SE SW COMM SE/C OF SE SW; TH W 754.85' TO POB; TH N 1154 06' TH W 578.01'; TH S 1154.06'; TH E 568.23' TO POB. LESS TR COMM SW/C SEC; N88.4347E 1322.94' TO POB; N01.4549W 367.83'; N88 4347E 178.20'; S01.4549E 367.83'; S88.4347W 178.20' TO POB.					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>R22</td> <td>R23 NEW ADDRESS</td> <td>03/2022</td> <td>01/2023</td> <td></td> </tr> <tr> <td>21</td> <td>R5 ROLL HOME FOR 2005</td> <td>01/2003</td> <td>11/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW ADDRESS	03/2022	01/2023		21	R5 ROLL HOME FOR 2005	01/2003	11/2004																																																																																																		
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,120 / 2,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,120
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

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	106.06	Total Misc Impr	+	16,389
Roofing Adj	+ 4.63	Garage Cost	+	21,449
Subfloor Adj	+ -2.19	Total RCN	=	310,173
Heat/Cool Adj	+ 12.64	Depreciation (19%)	-	58,933
Plumbing Adj	+ 7.32	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	251,240
Adj Base Cost	= 128.46	Lot Value	+	
Total Area	x 2,120	Indicated Value	=	251,240
Adjusted Cost	= 272,335	Value Per SqFt		118.51

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	251,240		
Lot Value			
Indicated Value	251,240	118.51	Per SqFt
Agland Value	2,594		
Site Improvements	32,670		
Total Value	286,504	135.14	Total Value Per SqFt

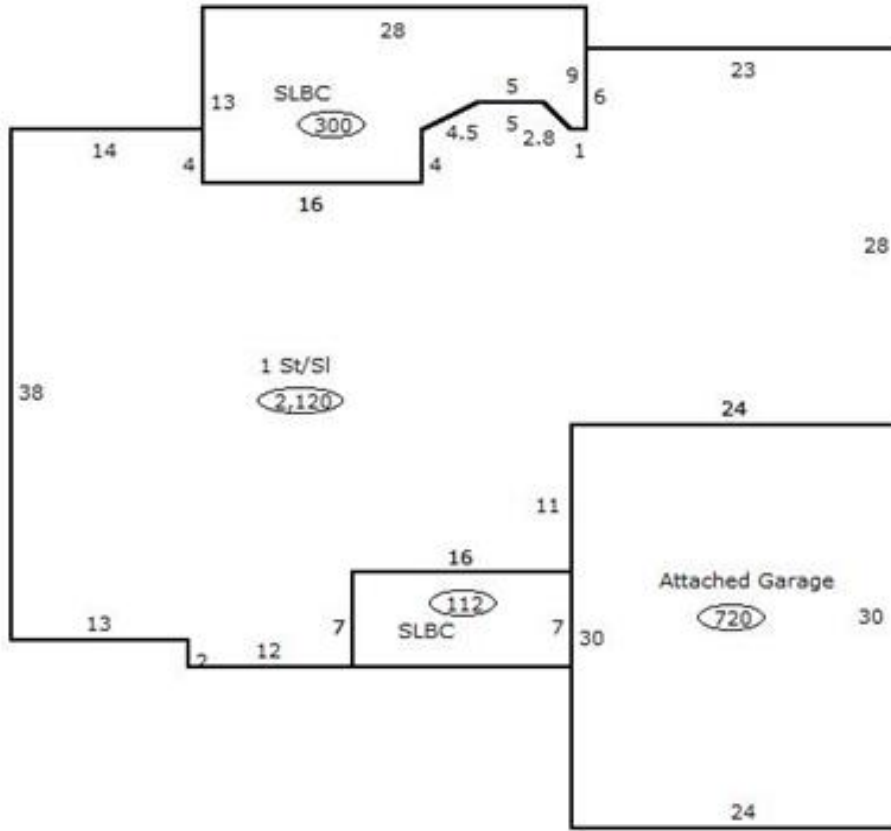
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	99748	16x7		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	99749	300		300	25.99		7,797



Sketch Image

660081916



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,120	1.000	2,120
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	300	1.000	300
Total Building Area						2,120		2,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	0x0x0	Base		1,200
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	3,630	32,670



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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	NTV PST	80			13.510	192	192	2,594	2,594
NTV PST Totals						13.510			2,594	2,594
Total Agland						13.510			2,594	2,594