




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 660083786 Parcel ID 21N17E-11-3-00000-000-0000 Cadastral ID 11-21-17-01720 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 347755 FARNSWORTH, SEAN M & BRANDI N PO BOX 1484 PRYOR OK 74362-0000 Parcel Location Situs 20105 E HWY 20 Subdivision Lot/Block / Parcel Size .79 - Acres Sec/Twn/Rng 11 / 21 / 17 / 3 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS					 <p>660083786 12/10/25</p> <p>660083786_001.JPG 12/18/2025</p>				
Legal Description Lat/Long: 36.30790848 -95.46954396									
TR IN SW/4 SW/4 SW/4 COMM AT SW/C TH N 00-26-07 E 50'; TH E 464 13' TO POB TH N 00-22-46 E 278.49'; TH N 89-58-35 123.55'; TH S 00-21 39 W 278.54'; TH W 123.64' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
					R20	R21-POSS MED MARI DISPENSARY	05/2020	08/2020	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FRANCIS, DIANA L	07/30/2025	150,000	20
					2661/486	NIXON, ROBERT L &	09/19/2017	40,000	19
					1554/45	SINOR, ARCHIE L & FRANCES-S	12/31/2003	15,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2026		Land Value	44,065	44,065	11%	4,847	Assessed	18,265
Year Frozen	0		Improvements	121,984	121,984		13,418	Penalty	0
Uncapped Value	15,943		Mobile Home	0	0		0	Exemption	0
TIF Project ID	0		Total Value	166,049	166,049		18,265	Total Taxable	18,265
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660083786	FARNSWORTH, SEAN M &			94	172,032	0	15,159	1,491.00
2024	2024-660083786	FRANCIS, DIANA L			94	131,246	0	14,437	1,511.00
2023	2023-660083786	FRANCIS, DIANA L			94	133,154	0	14,647	1,564.00
2022	2022-660083786	OSBORN, DIANA L			94	134,172	0	14,759	1,591.00
2021	2021-660083786	OSBORN, MICHAEL T &			94	138,474	0	15,232	1,587.00
2020	2020-660083786	OSBORN, MICHAEL T &			94	113,430	0	12,477	1,298.00
2019	2019-660083786	OSBORN, MICHAEL T &			94	118,258	0	13,008	1,334.00
2018	2018-660083786	OSBORN, MICHAEL T &			94	117,075	0	12,878	1,334.00
2017	2017-660083786	OSBORN, MICHAEL T &			94	123,112	0	7,211	738.00
2016	2016-660083786	NIXON, ROBERT L &			94	123,112	0	6,868	699.00
2015	2015-660083786	NIXON, ROBERT L &			94	79,747	0	6,541	680.00
2014	2014-660083786	NIXON, ROBERT L &			94	79,747	0	6,229	637.00
2013	2013-660083786	NIXON, ROBERT L &			94	53,933	0	5,933	597.00



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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	C	529		13	529	1,155	1.000	1,155
2	M	LNT0		20	LNT0	210	1.000	210
3	M	LNT0		20	LNT0	480	1.000	480
Total Building Area						1,155		1,155



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Parcel ID 21N17E-11-3-00000-000-0000
Cadastral ID 11-21-17-01720

Tax Area Code 94
Property Class RC
Owners Name FARNSWORTH, SEAN M &

Building Data

Building ID 1849
Building Sequence 1
Occupancy 1 529 Snack Bar 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,155
Average Perimeter 152
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2005
Effective Age 5
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name COMREVAL13 3-28-13 022.JPG
Image Date 3/30/2013
Image Name COMREVAL13 3-28-13 022.JPG
Description \\tsclient\C\Users\TD\Pictures\2013-03-30 COMREVAL13 3-28-13\COMREVAL13 3-28-13 022.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 62.48
Wall Cost 43.92
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 118.32
Total Area 1,155
Base RCN 136,660
Misc Impr Value 5,667

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 142,327
Physical Depreciation 18%
Functional Depreciation
Total Depreciation 18% (25,619)
Total RCNLD 116,708
Lump Sums
Total Building Value 116,708 \$ 101.05 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
LNT0	Lean To - Attached		15x14	210	8.47		1,779
LNT0	Lean To - Attached		30x16	480	8.10		3,888
Total Misc Improvement							5,667



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FNCL	Fencing - Chainlink	0x0x0	Dirt		189
	Qual 4	Cond 4	Year 2025	Eff Age 0		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (26.39 x 189)		4,988		4,988
	FNWD	Fencing - Wood	0x0x0			26
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (11.66 x 26)		303	15	288
Total Site Improvement Value						5,276