



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 660084537 Parcel ID 21N17E-14-2-00000-000-0000 Cadastral ID 14-21-17-00212 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 286022 MARSH, REX M & LINDA D 21305 S 4230 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 21305 S 4230 RD WORKSHOP Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 14 / 21 / 17 / 2 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30492498 -95.46912801					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>R19</td> <td>R22- MOVED IN A HOUSE</td> <td>04/2018</td> <td>06/2021</td> <td></td> </tr> <tr> <td>R22</td> <td>R23 NEW ADDRESS</td> <td></td> <td>04/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R22- MOVED IN A HOUSE	04/2018	06/2021		R22	R23 NEW ADDRESS		04/2022																																																																																																		
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography	5							
Street Access								
Utilities								
Amenities								
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data				660084537_001.JPG 12/15/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2 - Fair			Gross Rent	0.00			
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code				
Base/Total Area	1,436 / 1,436			Adusted R				
Style	100% One Story			Indicated Value				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model	1 Res			
Area on Slab	0			Adjustment Model	A2 AO Test			
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements	131,092			
Year/Eff Age	2010 / 12			Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value	131,092			
Base Cost	84.47	Total Misc Impr	+ 0	Agland Value	4,152			
Roofing Adj	+ 3.84	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 2.26	Total RCN	= 154,226	Total Value	266,336			
Heat/Cool Adj	+ 10.30	Depreciation (15%)	- 23,134		185.47			
Plumbing Adj	+ 6.53	Lump Sums	+ 0		Total Value Per SqFt			
Basement Adj	+ 0.00	RCNLD	= 131,092					
Adj Base Cost	= 107.40	Lot Value	+ 131,092					
Total Area	x 1,436	Indicated Value	= 131,092					
Adjusted Cost	= 154,226	Value Per SqFt	91.29					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

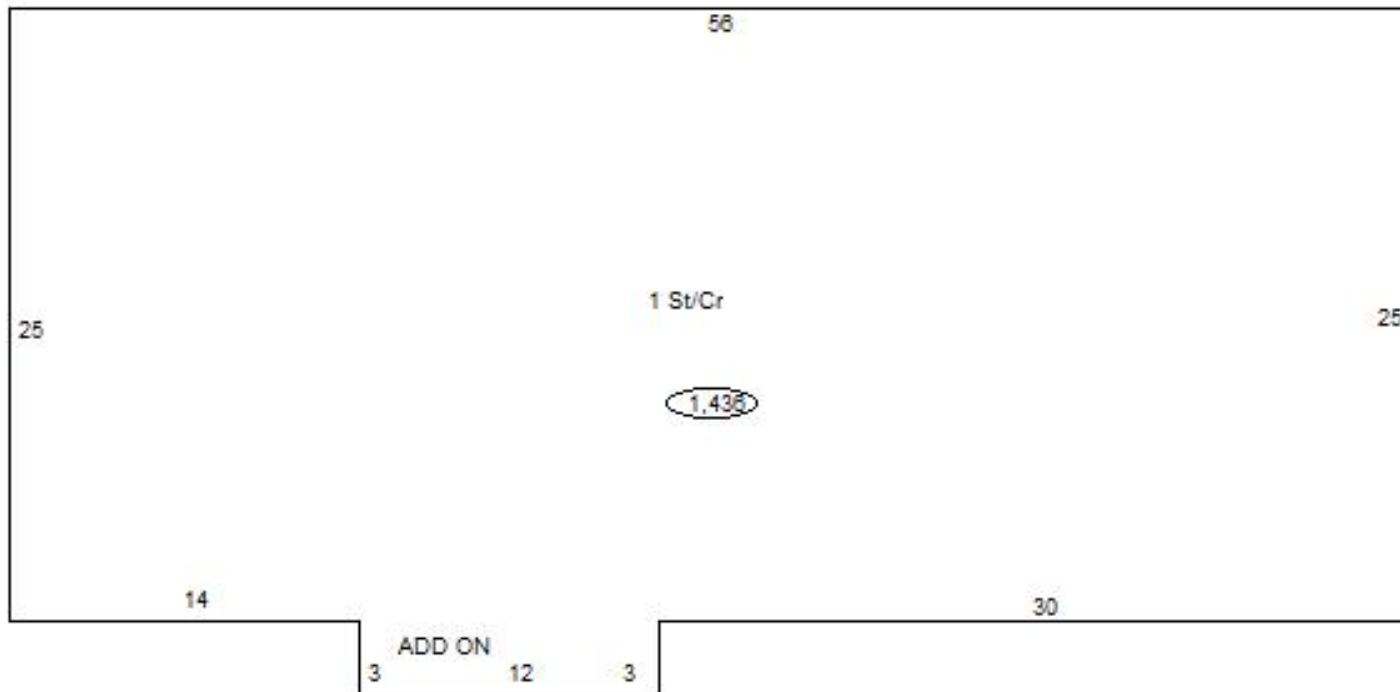
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,436	1.000	1,436
2	N	0		10	ADD ON		0.000	
Total Building Area						1,436		1,436



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 43,560.00 x 1.25 = 54,450</p> <p>Factor Value 0</p> <p>Adjustments 55.1%</p> <p>Lot Value 30,002</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 187,127</p> <p>Total Improvement Value 187,127</p> <p>Land Value 30,002</p> <p>Cost Approach Value 217,129</p>	<p>Image Information</p> <p>Image ID 960612</p> <p>Image Date 6/1/2021</p> <p>Name IMG_0018.JPG</p> <p>Description SHPA</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 318,219</p> <p>Land Value 30,002</p> <p>Total Appraised Value 217,129</p>



Rogers

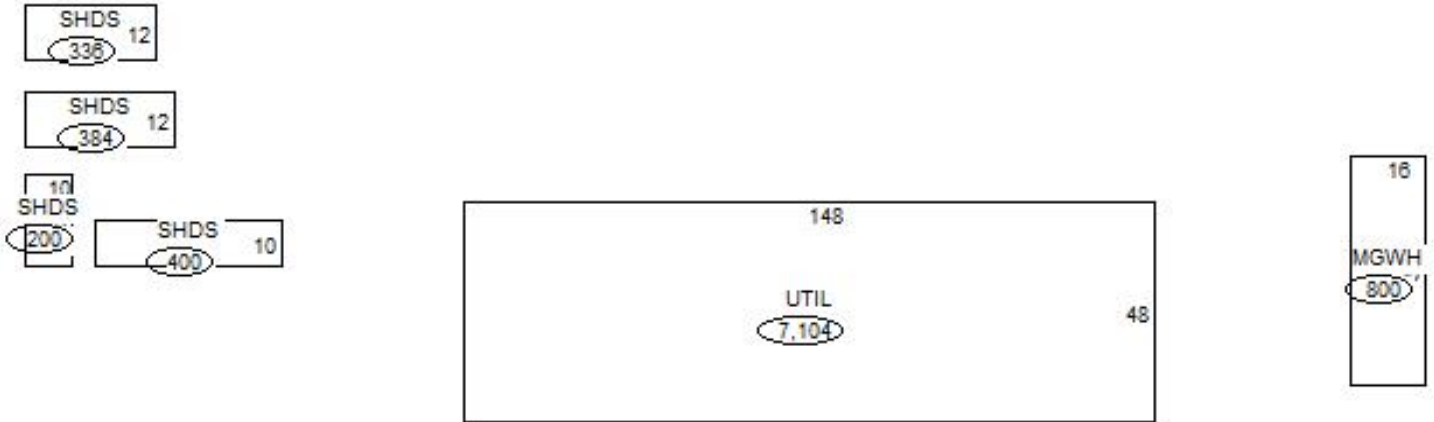
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		50	UTIL	7,104	1.000	7,104
2	O	MGWH		50	MGWH	800	1.000	800
3	O	SHDS		50	SHDS	336	1.000	336
4	O	SHDS		50	SHDS	384	1.000	384
5	O	SHDS		50	SHDS	200	1.000	200
6	O	SHDS		50	SHDS	400	1.000	400

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small W/DECK	28x12x8	Plank	Formed Metal	336
	Qual	4.5	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (23.60 x 336)				7,930	2,934	4,996
	SHDS	Shed - Small W/DECK	32x12x8	Plank	Formed Metal	384
	Qual	4.5	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (23.32 x 384)				8,955	3,313	5,642
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	Qual	3	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (23.63 x 200)		1,412		6,138	2,271	3,867
	SHDS	Shed - Small W/DECK	40x10x8	Plank	Formed Metal	400
	Qual	3	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (20.44 x 400)		16,348		24,524	9,074	15,450
	UTIL	Utility Building	148x48x12	Concrete	Formed Metal	7,104
	Qual	3	Cond 3	Year 2014	Eff Age 9	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (23.71 x 7,104)				168,436	28,634	139,802
	MGWH	Worker Housing (Bunk House)	16x50x8	Plank	Galvanized Metal	800
	Qual	3	Cond 2.5	Year 1995	Eff Age 27	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (44.31 x 800)				35,448	18,078	17,370
Total Site Improvement Value						187,127





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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.757	144	144	109	109
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			.930	108	108	100	100
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.306	168	168	51	51
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			10.420	224	224	2,334	2,334
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			.405	144	144	58	58
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.180	192	192	227	227
PAA	PARSONS SILT LOAM 0-1% SL	TMBR	76			.052	137	137	7	7
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			5.950	213	213	1,266	1,266
IMP PST Totals						20.000			4,152	4,152
Total Agland						20.000			4,152	4,152