



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:52:28
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Assessment Data					Primary Image																																																																																																																				
Account 660086406 Parcel ID 21N17E-03-1-00000-000-0000 Cadastral ID 03-21-17-00240 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346996 SADDLER, BRUCE V & WILLIAM SADDLER & JESSICA AVILLA 19254 S DEERTRAIL RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19254 S DEER TRAIL RD Subdivision Lot/Block / Parcel Size 1.31 - Acres Sec/Twn/Rng 3 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33323291 -95.48092206 TR IN GOVT LOT 3 BEG AT NE/C LOT 59 OF WHISPERING WINDS; TH N00-08- 35E 165'; TH S89-57-38W 345'; TH S00-08-35W 165'; TH N89-57 38E 345' 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>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>05/2020</td> <td>08/2020</td> <td></td> </tr> <tr> <td>R12</td> <td>R12-NEW HOUSE</td> <td>11/2006</td> <td>09/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	05/2020	08/2020		R12	R12-NEW HOUSE	11/2006	09/2011																																																																																																		
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3077	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,963.00 x .52 = 29,688	
Factor Value		
Adjustments	1.0000	
Lot Value	29,688	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,678 / 1,678
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1959 / 42

Cost Approach		Manual : 01/2025	
Base Cost	85.92	Total Misc Impr	+ 18,424
Roofing Adj	+ 3.88	Garage Cost	+ 11,092
Subfloor Adj	+ 2.31	Total RCN	= 214,012
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 111,286
Plumbing Adj	+ 7.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 102,726
Adj Base Cost	= 109.95	Lot Value	+ 29,688
Total Area	x 1,678	Indicated Value	= 132,414
Adjusted Cost	= 184,496	Value Per SqFt	78.91

660086406	06/17/25
660086406_002.JPG	6/24/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	132,837	79.16	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,726		
Lot Value	29,688		
Indicated Value	132,414	78.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	132,414	78.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	105433	18x10		180	54.50		9,810
PATO	SLAB PORCH - OPEN	105434	32x11		352	7.79		2,742
PRCH	SLAB PORCH - COVERED	105435	36x8		288	20.39		5,872



Rogers

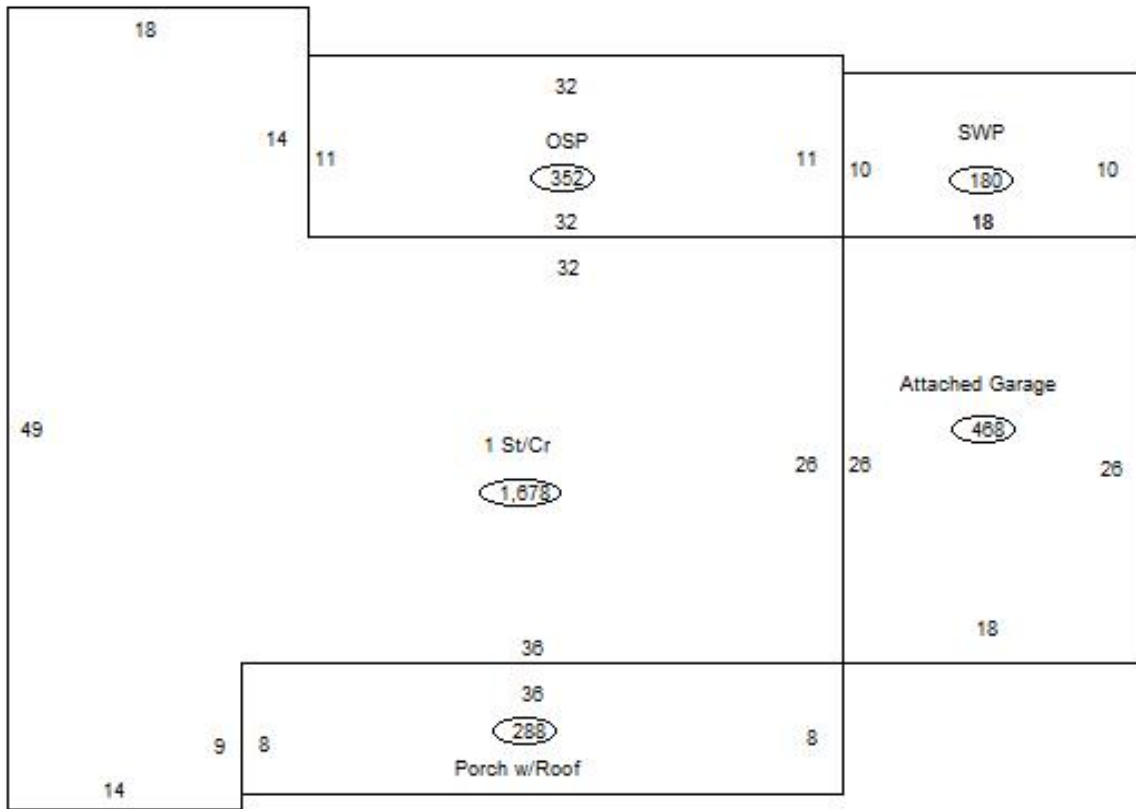
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Sketch Image

660086406



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,678	1.000	1,678
2	G	1		13	Attached Garage	468	1.000	468
3	M	EPSW		13	EPSW	180	1.000	180
4	M	PATO		13	Open Slab	352	1.000	352
5	M	PRCH		13	SLBC	288	1.000	288
Total Building Area						1,678		1,678