




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 660092162 Parcel ID 21N17E-04-4-00000-000-0000 Cadastral ID 04-21-17-00410 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 300412 BEEKMAN, DENNIS D OR PHYLLIS A TRUSTEES 18623 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 18623 E 480 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 4 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>660092162 07/08/25</p> <p>660092162_001.JPG 7/14/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32367760 -95.49657929 E/2 W/2 SW/4 SE/4.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,480 / 2,480
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,480
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

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	108.83	Total Misc Impr	+	12,781			
Roofing Adj	+ 5.16	Garage Cost	+	19,389			
Subfloor Adj	+ -3.38	Total RCN	=	360,125			
Heat/Cool Adj	+ 14.47	Depreciation (45%)	-	162,056			
Plumbing Adj	+ 7.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	198,069			
Adj Base Cost	= 132.24	Lot Value	+				
Total Area	x 2,480	Indicated Value	=	198,069			
Adjusted Cost	= 327,955	Value Per SqFt		79.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,069		
Lot Value			
Indicated Value	198,069	79.87	Per SqFt
Agland Value	534		
Site Improvements	61,246		
Total Value	259,849	104.78	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	111866	22x2		44	29.39		1,293
PRCH	SLAB PORCH - COVERED	111867	175		175	28.90		5,058



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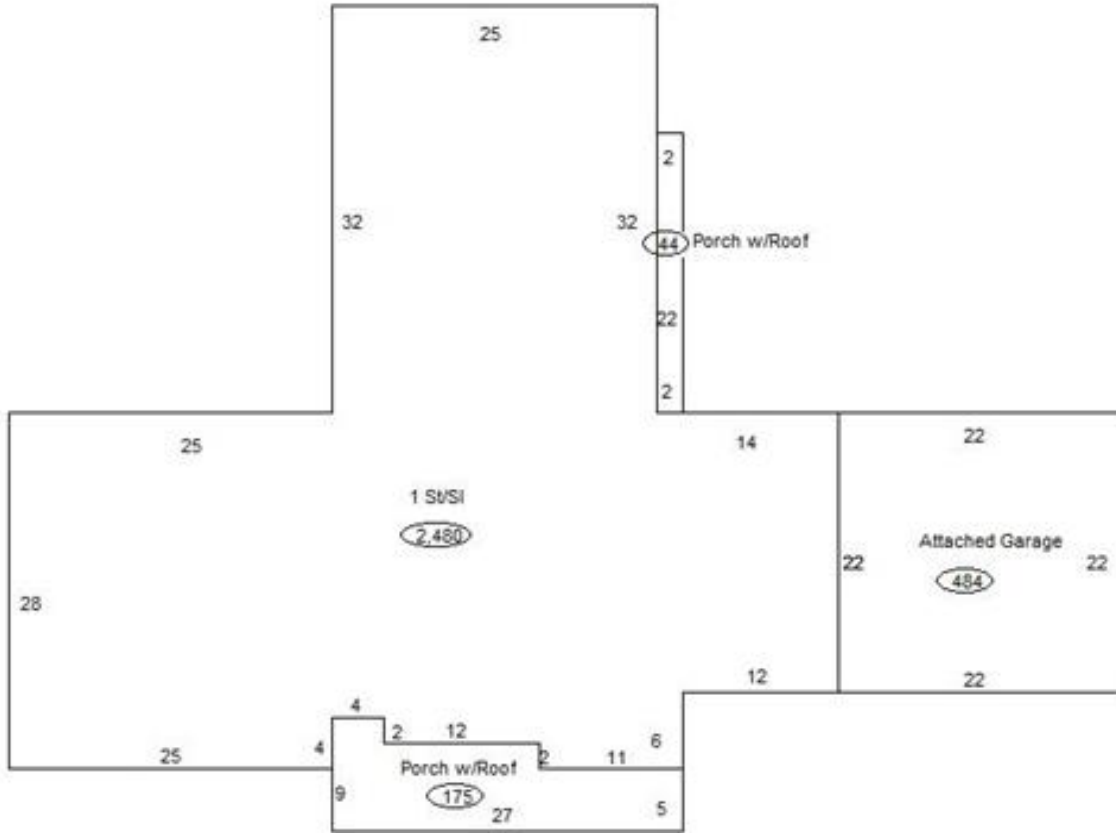
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,480	1.000	2,480
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	44	1.000	44
4	M	PRCH		13	SLBC	175	1.000	175
Total Building Area						2,480		2,480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x10	Gravel	Formed Metal	1,500
	Qual	3	Cond 3	Year	Eff Age 2025	1
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	
	Base Cost (24.47 x 1,500)		36,705	36,705	367	36,338
	LF	LOAFING SHED	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (4.26 x 432)		1,840	1,840	1,472	368
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 40% Func)	
	Base Cost (29.55 x 1,200)		35,460	35,460	14,184	21,276
	UTIL	Utility Building	12x30x8	Base	Composition Shingle	360
	Qual	2	Cond 1	Year	Eff Age 2836	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 70% Func)	
	Base Cost (30.22 x 360)		10,879	10,879	7,615	3,264
	LOAF	Loafing Shed	12x35x8	Dirt	Formed Metal	420
	Qual	2	Cond 1	Year	Eff Age 2836	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (6.35 x 420)		2,667	2,667	2,667	
	SHDS	Shed - Small	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (33.66 x)					
	SHDS	Shed - Small	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (39.31 x)					



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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
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			.560	84	84	47	47
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			3.970	122	122	486	486
RS	ROUGH STONY LAND	NTV PST	20			.020	48	48	1	1
NTV PST Totals						4.550			534	534
Total Agland						4.550			534	534