



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:41:42  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660093281 <b>Parcel ID</b> 21N17E-11-2-00000-000-0000 <b>Cadastral ID</b> 11-21-17-02410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 316487 COMFORT, JAMES E & SHELLY  20304 E SUNNY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20304 E SUNNY DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 11 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31631652 -95.46319158 COMM AT SW/C OF NW, TH N88-04-58E ALG S/LINE 2632.08' TO SE/C; TH N01-44-22W ALG E/LINE 383.98 TO POB; TH S88-04-58W 455'; TH N01-44-22W 478.68'; TH N88-04-58E 455' TO E/LINE; TH S01-44-22E 478 68 TO POB.										<b>Building Permits</b> <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-OUTS</td> <td>10/2020</td> <td>11/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER-OUTS	10/2020	11/2020																																																																																																		
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method 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% Frame, Siding, Wood
Base/Total Area	2,423 / 2,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,423
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 14

660093281	12/11/25
660093281_001.JPG	12/18/2025

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	101.04	Total Misc Impr	+ 20,019				
Roofing Adj	+ 5.19	Garage Cost	+ 0				
Subfloor Adj	+ -3.40	Total RCN	= 326,601				
Heat/Cool Adj	+ 14.47	Depreciation ( 14%)	- 45,724				
Plumbing Adj	+ 9.23	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 280,877				
Adj Base Cost	= 126.53	Lot Value	+ 0				
Total Area	x 2,423	Indicated Value	= 280,877				
Adjusted Cost	= 306,582	Value Per SqFt	115.92				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,877		
Lot Value			
Indicated Value	280,877	115.92	Per SqFt
Agland Value	612		
Site Improvements	47,266		
Total Value	328,755	135.68	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2017	1	0.00	
PRCH	SLAB PORCH - COVERED	112457	36x6		216	28.75	6,210
PRCH	SLAB PORCH - COVERED	112458	496		496	27.84	13,809



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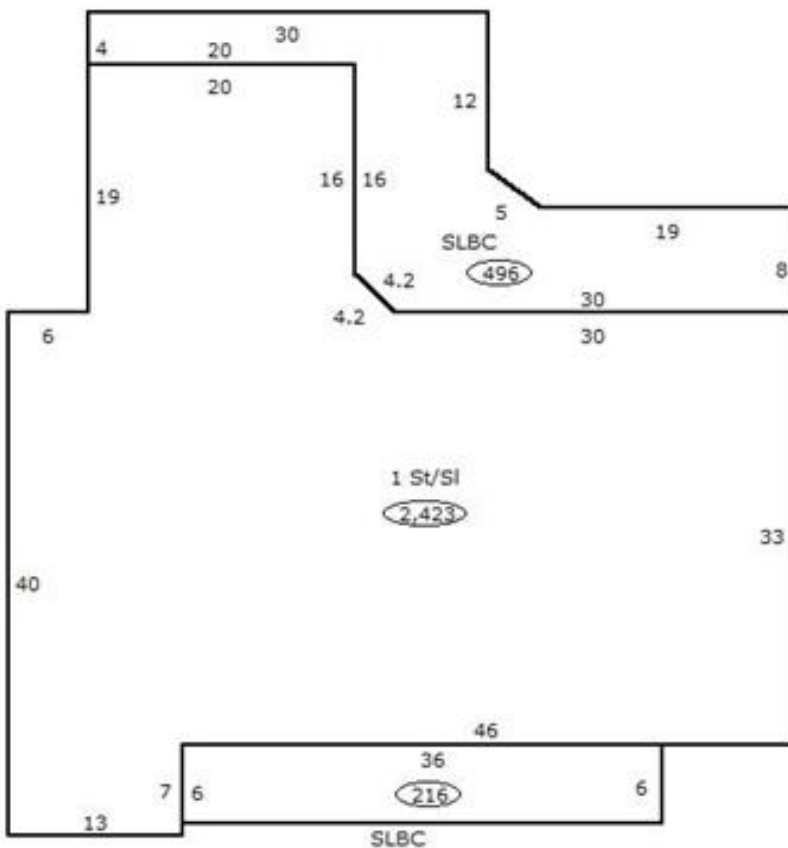
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Sketch Image

660093281



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,423	1.000	2,423
2	M	PRCH		13	SLBC	216	1.000	216
3	M	PRCH		13	SLBC	496	1.000	496
<b>Total Building Area</b>						2,423		2,423



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	24x12x6	Dirt	Formed Metal	288
	Qual 1	Cond 1	Year 2022	Eff Age 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.67 x 288)		1,633		1,633	457	1,176
	GRDT	GARAGE - DETACHED	0x0x0			1,880
	Qual 3	Cond 3	Year 2008	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.24 x 1,880)		51,211		51,211	5,121	46,090



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	5.000	122	122	612	612
<b>NTV PST Totals</b>						5.000			612	612
<b>Total Agland</b>						5.000			612	612