



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:23:56
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Assessment Data					Primary Image																																																																																																															
Account 660093656 Parcel ID 000000-00-0-00090-001-0006 Cadastral ID 11-21-17-02870 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 342079 MULLER, MISTY & WILLIAM 20636 S BRYANWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 20636 S BRYANWOOD DR Subdivision BRYANWOOD ESTATES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-5-12\IMG 5/12/2021</p>																																																																																																															
Legal Description Lot/Long: 36.31233001 -95.46131448 LOT 6 BLOCK 1 BRYANWOOD ESTATES.																																																																																																																				
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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.9335	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	214,905.00 x .30 = 64,761	
Factor Value		
Adjustments	2.0000	
Lot Value	129,522	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,456 / 1,456
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	
Remodel	LARGE -
Year/Eff Age	1979 / 31

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-5-12\IMG 5/12/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	139,552	95.85	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.23	Total Misc Impr	+	11,239			
Roofing Adj	+ 4.26	Garage Cost	+				
Subfloor Adj	+ 1.12	Total RCN	=	194,331			
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	79,676			
Plumbing Adj	+ 9.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,655			
Adj Base Cost	= 125.75	Lot Value	+	129,522			
Total Area	x 1,456	Indicated Value	=	244,177			
Adjusted Cost	= 183,092	Value Per SqFt		167.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,655		
Lot Value	129,522		
Indicated Value	244,177	167.70	Per SqFt
Agland Value			
Site Improvements	24,446		
Total Value	268,623	184.49	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	112641	14x7		98	23.96		2,348
PRCH	SLAB PORCH - COVERED	112642	16x10		160	23.72		3,795



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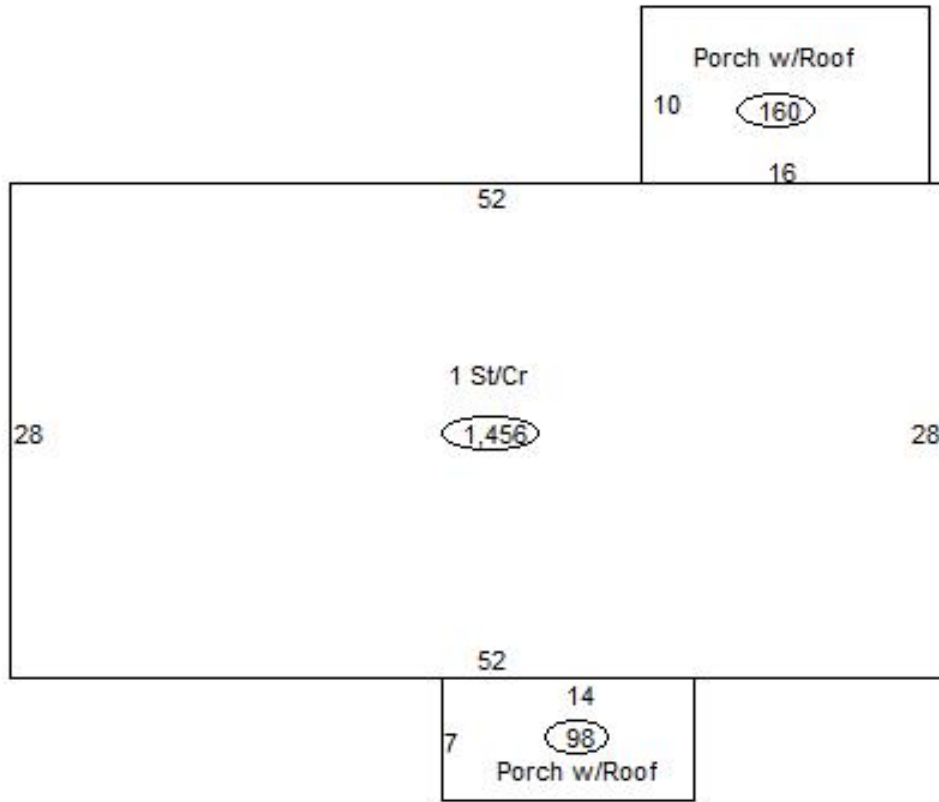
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Sketch Image

660093656



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,456	1.000	1,456
2	M	PRCH		13	SLBC	98	1.000	98
3	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						1,456		1,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x20x10	Concrete	Wood Shingle	800
	Qual	2	Cond 2	Year	2024	Eff Age 2
	Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)
Base Cost (30.60 x 800)		24,480		24,480	734	23,746
	CP	CARPORT DIRT	0x0x0			800
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)
Base Cost (3.50 x 800)		2,800		2,800	2,100	700
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (4.68 x)						