



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 660093720 Parcel ID 22N17E-32-4-00000-000-0000 Cadastral ID 32-22-17-01020 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 305426 FLOCKS, JENNA & CARL J 18985 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18985 S 4210 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 32 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.33657810 -95.51542535 S 200' OF W 435.60' SW SE.																																																																																																																				
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2							
Non-Ag Acres	2.0002							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	87,129.00 x .50 = 43,562							
Factor Value								
Adjustments	1.0000							
Lot Value	43,562							
Residential Data								
Type	1 Single Family Residence							
Condition	4 - Good							
Quality	3 - Average							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,408 / 1,408							
Style	100% One Story							
HVAC	100% Floor Furnace							
Roof Cover	4 Metal, Preformed							
Area on Slab	1,408							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel	RMA -							
Year/Eff Age	1960 / 32							
Cost Approach								
Manual : 01/2025								
Base Cost	99.48	Total Misc Impr	+	22,850				
Roofing Adj	+ 5.55	Garage Cost	+					
Subfloor Adj	+ -2.30	Total RCN	=	176,505				
Heat/Cool Adj	+ 2.03	Depreciation (40%)	-	70,602				
Plumbing Adj	+ 4.37	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	105,903				
Adj Base Cost	= 109.13	Lot Value	+	43,562				
Total Area	x 1,408	Indicated Value	=	149,465				
Adjusted Cost	= 153,655	Value Per SqFt		106.15				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	134,722	95.68	Per SqFt					
Direct Comparables								
Selection Model	1 Res							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	105,903							
Lot Value	43,562							
Indicated Value	149,465	106.15	Per SqFt					
Agland Value								
Site Improvements	21,621							
Total Value	171,086	121.51	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112655	938		938	24.36		22,850



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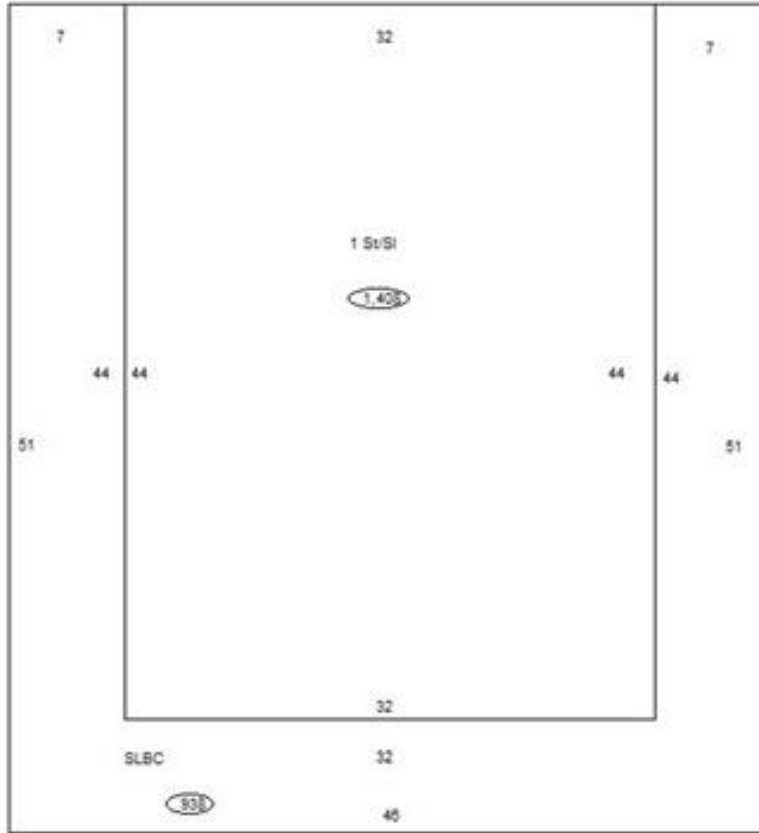
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Sketch Image

660093720



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,408	1.000	1,408
2	M	PRCH		10	SLBC	938	1.000	938
Total Building Area						1,408		1,408



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Concrete	Formed Metal	240
	Qual 3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (22.24 x 240)		5,338		5,338		4,110
	LNTO	LEAN-TO	12x30x10	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (13.28 x 360)		4,781		4,781		1,912
	UTIL	SHOP BUILDING	32x30x10	Concrete	Formed Metal	960
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (31.86 x 960)		30,586		30,586		15,599