



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 660096384 Parcel ID 22N17E-26-4-00000-000-0001 Cadastral ID 26-22-17-00210 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 32644 GOOCH, JOSEPH C 20687 E 460 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20595 E 460 RD Subdivision Lot/Block / Parcel Size 4.36 - Acres Sec/Twn/Rng 26 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.35173816 -95.46048281										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>R19</td> <td>R21- DOING DIRTWORK</td> <td>12/2019</td> <td>08/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R21- DOING DIRTWORK	12/2019	08/2020																																																																																										
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



SFR/CPF

8/5/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	525 / 525
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	525
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,275 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

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	105.40	Total Misc Impr	+ 10,422
Roofing Adj	+ 5.57	Garage Cost	+ 27,808
Subfloor Adj	+ 0.00	Total RCN	= 106,905
Heat/Cool Adj	+ 10.30	Depreciation (5%)	- 5,345
Plumbing Adj	+ 9.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 101,560
Adj Base Cost	= 130.81	Lot Value	+
Total Area	x 525	Indicated Value	= 101,560
Adjusted Cost	= 68,675	Value Per SqFt	193.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,560		
Lot Value			
Indicated Value	101,560	193.45	Per SqFt
Agland Value	572		
Site Improvements	3,775		
Total Value	105,907	201.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached	146316	60x18		1,080	9.65		10,422



Rogers

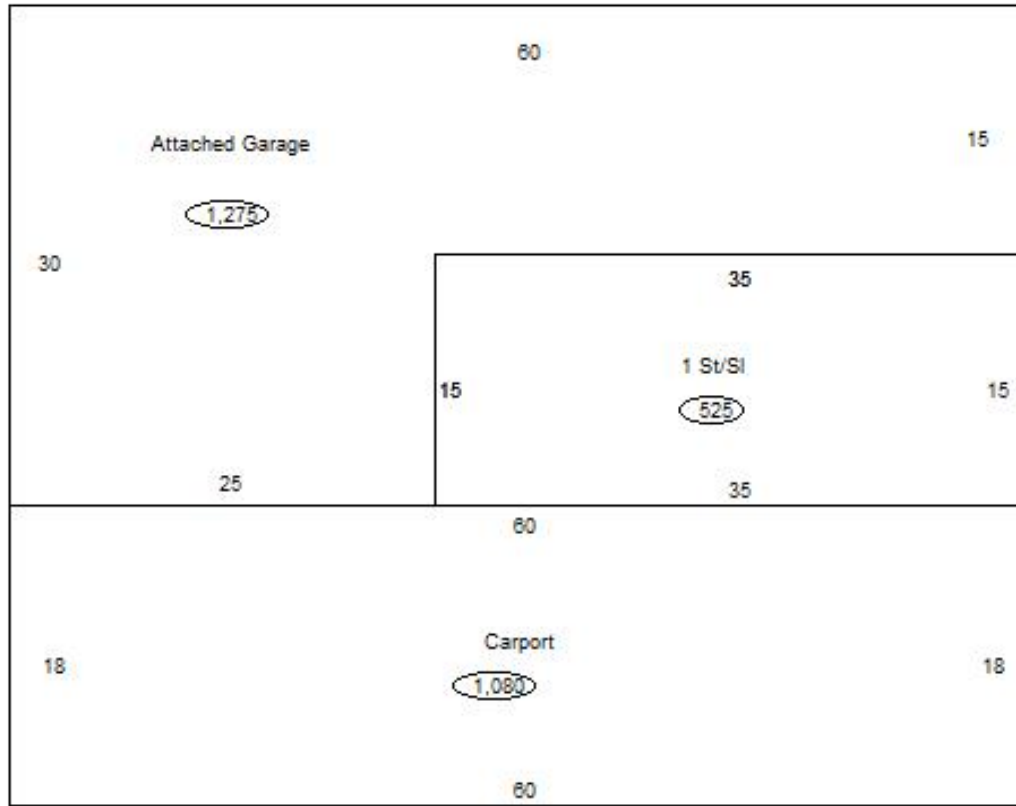
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Sketch Image

660096384



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	525	1.000	525
2	G	1		13	Attached Garage	1,275	1.000	1,275
3	M	CPAT		13	Carport	1,080	1.000	1,080
Total Building Area						525		525



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Composition Roll	200
	Qual	3	Cond 3	Year 2020	Eff Age 5	
Valuation Summary		Modifier Total		RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (24.51 x 200)		4,902		4,902	1,127	3,775



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			3.500	142	142	496	496
CO	COLLINSVILLE STONY LOAM	NTV PST	22			.530	53	53	28	28
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.330	144	144	48	48
NTV PST Totals						4.360			572	572
Total Agland						4.360			572	572