



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:36:06
Page 1

Assessment Data					Primary Image																																																																												
Account 660100864 Parcel ID 22N16E-09-2-00000-000-0001 Cadastral ID 09-22-16-00710 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 269780 GUZMAN, AUGUSTIN SR & LUCILA 12310 E 420 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12310 E 420 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 9 / 22 / 16 / 2 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">11/15/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-15\IMG_001 11/15/2022</p>																																																																												
Legal Description Lat/Long: 36.40789557 -95.60813579 TR COMM NW/C NW NW; N88.3118E 1672.49' TO POB; N88.3116E 660'; S01.2844E 660'; S88.3116W 660'; N01.2844W 660' TO POB																																																																																	
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Date 04/18/2026
Time 09:36:06
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Stone 90% Frame, Stucco
Base/Total Area	2,434 / 2,626
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,434
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

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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	100.53	Total Misc Impr	+	28,351			
Roofing Adj	+ 5.41	Garage Cost	+	40,878			
Subfloor Adj	+ -4.27	Total RCN	=	409,401			
Heat/Cool Adj	+ 16.31	Depreciation (7%)	-	28,658			
Plumbing Adj	+ 11.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	380,743			
Adj Base Cost	= 129.54	Lot Value	+				
Total Area	x 2,626	Indicated Value	=	380,743			
Adjusted Cost	= 340,172	Value Per SqFt		144.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	380,743		
Lot Value			
Indicated Value	380,743	144.99	Per SqFt
Agland Value	1,608		
Site Improvements	101,990		
Total Value	484,341	184.44	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	136764	6x5		30	33.10		993
PRCH	SLAB PORCH - COVERED	136765	565		565	31.11		17,577
PATO	SLAB PORCH - OPEN	136766	38x5		190	13.35		2,537

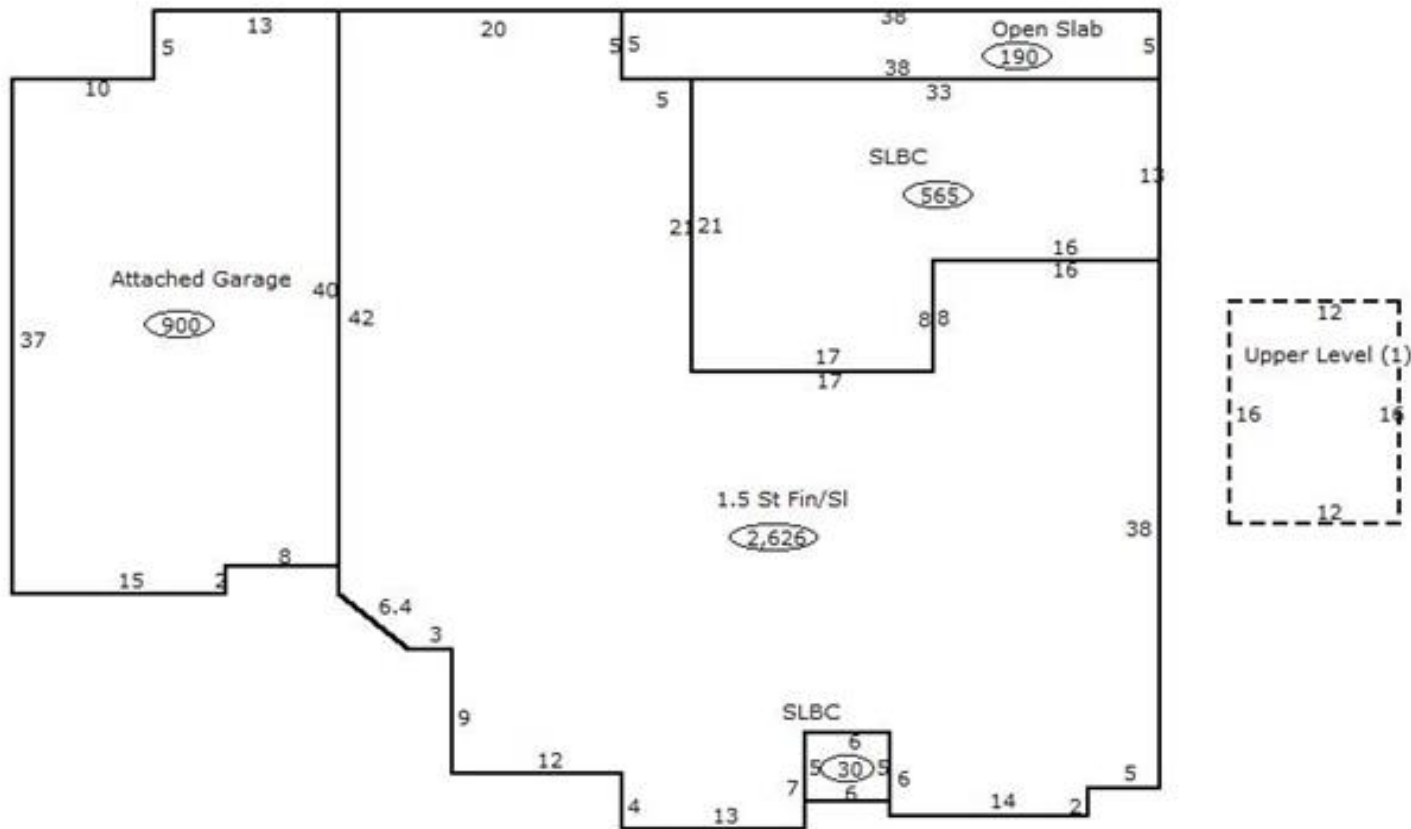


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Date 04/18/2026
 Time 09:36:06
 Page 3

Sketch Image

660100864



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,434	1.079	2,626
2	G	1		13	Attached Garage	900	1.000	900
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	565	1.000	565
5	M	PATO		13	Open Slab	190	1.000	190
6	U	^UL		13	Upper Level (1)	192	1.000	192
Total Building Area						2,434		2,626



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 Time 09:36:06
 Page 4

660100864

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2018	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (0% Phys/ % Func)	RCNLD 30,000
	UTIL	SHOP BUILDING	70x39x0			2,730
	Qual	2 Cond	Year	2017	Eff Age	
	Valuation Summary Base Cost (26.37 x 2,730) 71,990		Modifier Total	RCN 71,990	Depr (0% Phys/ % Func)	RCNLD 71,990



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Date 04/18/2026
Time 09:36:06
Page 5

Agland Inventory

660100864

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			10.000	161	161	1,608	1,608
NTV PST Totals						10.000			1,608	1,608
Total Agland						10.000			1,608	1,608