



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:48:30
Page 1

Assessment Data					Primary Image																																																																												
Account 660101928 Parcel ID 21N17E-04-3-00000-000-0002 Cadastral ID 04-21-17-02213 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 340710 WORKMAN, ALEXANDER P & MADELYN N 19827 S 4215 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19827 S 4215 RD Subdivision Lot/Block / Parcel Size .92 - Acres Sec/Twn/Rng 4 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																	
Legal Description Lat/Long: 36.32419040 -95.49806135																																																																																	
TR DESC COMM SW/C SE; N88.2518E 180.07'; N01.2559W 761.35' TO POB; S88.3029W 240.75'; N01.2559W 167.35'; N88.3029E 240.75'; S01 2559E 167.35' TO POB					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																			
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 Page 2

Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.9205		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	40,095.00 x .58 = 23,255		
Factor Value			
Adjustments	1.0750		
Lot Value	24,999		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,166 / 2,166
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,166
Fixture/RghIn	4 /
Bed/F/H Bath	/ 1.0 /
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	251,049	115.90	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	86.45	Total Misc Impr	+ 10,593
Roofing Adj	+ 4.68	Garage Cost	+ 16,704
Subfloor Adj	+ -1.04	Total RCN	= 252,864
Heat/Cool Adj	+ 11.47	Depreciation (15%)	- 37,930
Plumbing Adj	+ 2.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 214,934
Adj Base Cost	= 104.14	Lot Value	+ 24,999
Total Area	x 2,166	Indicated Value	= 239,933
Adjusted Cost	= 225,567	Value Per SqFt	110.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,934		
Lot Value	24,999		
Indicated Value	239,933	110.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	239,933	110.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119435	21x6		126	23.85		3,005
PRCH	SLAB PORCH - COVERED	119436	21x6		126	23.85		3,005
PRCH	SLAB PORCH - COVERED	149484	9x9		81	24.01		1,945
PATC	Patio - Covered	172698	12x12		144	18.32		2,638



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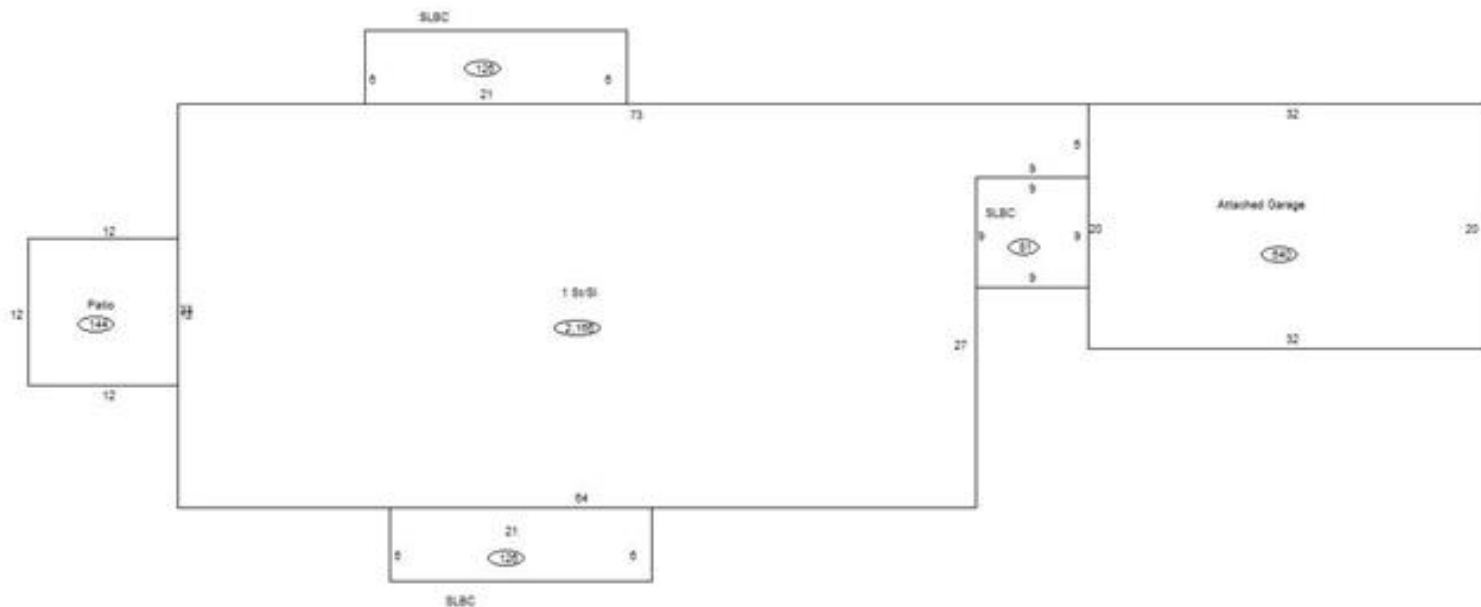
Date 04/18/2026

Time 09:48:30

Page 3

Sketch Image

660101928



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	640	1.000	640
2	M	PRCH		10	SLBC	126	1.000	126
3	M	PRCH		10	SLBC	126	1.000	126
4	R	1	Slab	10	1 St/Sl	2,166	1.000	2,166
5	M	PRCH		10	SLBC	81	1.000	81
6	M	PATC		10	Patio	144	1.000	144
Total Building Area						2,166		2,166