



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																												
<b>Account</b> 660103916 <b>Parcel ID</b> 22N17E-34-4-00000-003-0000 <b>Cadastral ID</b> 34-22-17-00740 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 330617 LING, DOLAN & HANNAH  19691 E 470 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19691 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 34 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660103916_001.JPG 10/1/2024</p>																																																												
<b>Legal Description</b> Lat/Long: 36.33722599 -95.47667692 W2 E2 SE SW SE																																																																	
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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	108,911.00 x .45 = 49,008	
Factor Value		
Adjustments	1.0000	
Lot Value	49,008	



660103916\_001.JPG 10/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,236 / 1,236
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,236 Total
Garage Type	399 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	200,173
Lot Value	49,008
Indicated Value	249,181
Agland Value	201.60 Per SqFt
Site Improvements	
Total Value	249,181
	201.60 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.50	Total Misc Impr	+ 7,078
Roofing Adj	+ 4.72	Garage Cost	+ 14,635
Subfloor Adj	+ 1.22	Total RCN	= 204,258
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,085
Plumbing Adj	+ 8.45	Lump Sums	+ 0
Basement Adj	+ 19.33	RCNLD	= 200,173
Adj Base Cost	= 147.69	Lot Value	+ 49,008
Total Area	x 1,236	Indicated Value	= 249,181
Adjusted Cost	= 182,545	Value Per SqFt	201.60

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161346	283		283	23.30		6,594
PRCH	Porch	161348	5x4		20	24.21		484



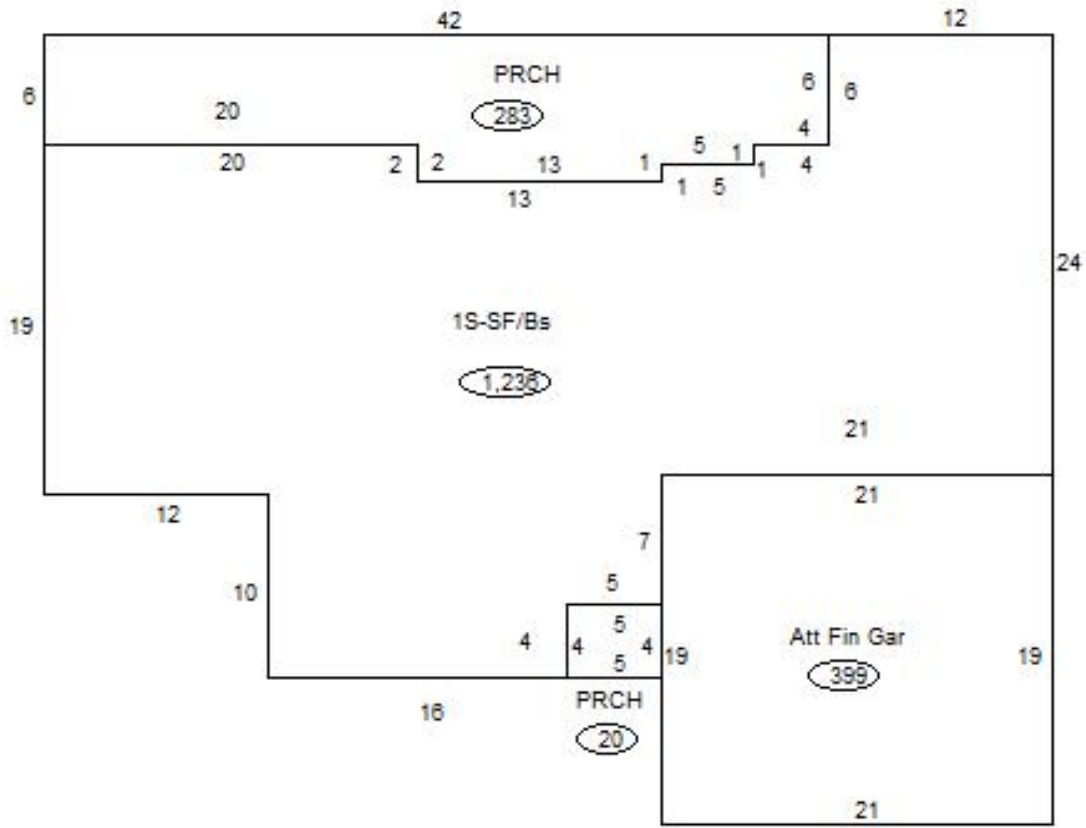
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Sketch Image

660103916



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1S-SF/Bs	1,236	1.000	1,236
2	M	PRCH		13	PRCH	283	1.000	283
3	G	5		13	Att Fin Gar	399	1.000	399
4	M	PRCH		13	PRCH	20	1.000	20
<b>Total Building Area</b>						1,236		1,236