



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:01
Page 1

Assessment Data				Primary Image																																																													
Account 660104111 Parcel ID 22N17E-34-4-00000-005-0000 Cadastral ID 34-22-17-00760 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 332872 LEMMOND, HOWARD DALE & DONNA JEAN REVOCABLE LIVING TRUST 19585 E 470 RD CLAREMORE OK 74019-0000																																																																	
Parcel Location Situs 19585 E 470 RD Subdivision Lot/Block / Parcel Size 5.53 - Acres Sec/Twn/Rng 34 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																	
Legal Description Lat/Long: 36.33722955 -95.47814917 W2 W2 SE SW SE & TR COMM SW/C SW SE; N88.2255E 460.71' TO POB; N01.2410W 660.43'; N88.2342E 200'; S01.2350E 660.38'; S88 2255W 199.93' 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>R21 000047</td> <td>R23- NEW 80X40 DTCH ACC BLDG</td> <td>02/2021</td> <td>05/2022</td> <td>80,000</td> </tr> <tr> <td>R21</td> <td>R23- 911 ADDRESS ASSIGNED/ SPLIT</td> <td>08/2020</td> <td>05/2022</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 000047	R23- NEW 80X40 DTCH ACC BLDG	02/2021	05/2022	80,000	R21	R23- 911 ADDRESS ASSIGNED/ SPLIT	08/2020	05/2022																																										
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 Page 2

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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,200 / 3,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,200
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

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	85.53	Total Misc Impr	+ 50,920
Roofing Adj	+ 4.74	Garage Cost	+
Subfloor Adj	+ -1.94	Total RCN	= 389,544
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 7,791
Plumbing Adj	+ 4.85	Lump Sums	+ 5,700
Basement Adj	+ 0.00	RCNLD	= 387,453
Adj Base Cost	= 105.82	Lot Value	+
Total Area	x 3,200	Indicated Value	= 387,453
Adjusted Cost	= 338,624	Value Per SqFt	121.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	387,453		
Lot Value			
Indicated Value	387,453	121.08	Per SqFt
Agland Value	568		
Site Improvements	103,425		
Total Value	491,446	153.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154143	2114		2,114	23.03		48,685
PATO	Slab Porch - Open	154144	218		218	10.25		2,235
SEP	Screen Enclosed Porch	154145	50x12		600	9.50		5,700
FPR1	Fireplace - Residential 1 Story					5,615.40		



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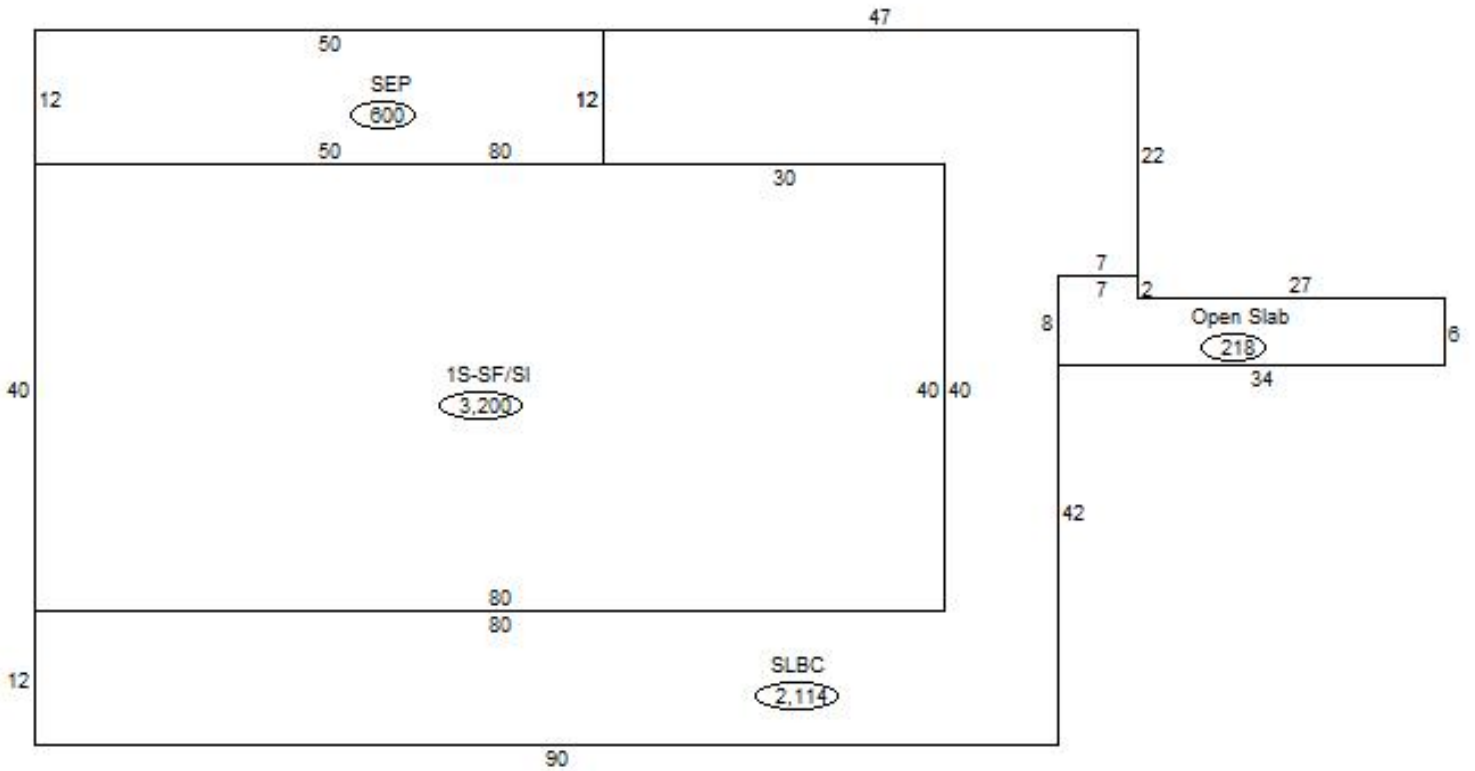
Date 04/18/2026

Time 10:09:01

Page 3

Sketch Image

660104111



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,200	1.000	3,200
2	M	PRCH		20	SLBC	2,114	1.000	2,114
3	M	PATO		20	Open Slab	218	1.000	218
4	M	SEP		20	SEP	600	1.000	600
Total Building Area						3,200		3,200



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Page 4

660104111

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x80x12	Concrete	Formed Metal	3,200
	Qual 5	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (33.32 x 3,200)	106,624	106,624	3,199	103,425



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Time 10:09:01
Page 5

Agland Inventory

660104111

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.750	92	92	69	69
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.830	54	54	45	45
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			3.200	108	108	346	346
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			.750	144	144	108	108
TMBR Totals						5.530			568	568
Total Agland						5.530			568	568