



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:24:24  
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Assessment Data					Primary Image																																																																
<b>Account</b> 660105208 <b>Parcel ID</b> 22N17E-34-4-00000-006-0000 <b>Cadastral ID</b> 34-22-17-00770 <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> 335914 MERRITT, JESSICA ELIZABETH & COREY ALLEN  19635 E 470 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19635 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>\\tsclient\T\ROB STUFF\2023-7-19\IMG_0019.JPG 7/19/2023</p>																																																																
<b>Legal Description</b> Lat/Long: 36.33723431 -95.47726234 E2 W2 SE SW SE																																																																					
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
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	108,908.00 x .45 = 49,007	
Factor Value		
Adjustments	1.0000	
Lot Value	49,007	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,100 / 2,634
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,100
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	2,400 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

Cost Approach				Manual : 01/2025			
Base Cost	90.19	Total Misc Impr	+ 48,816				
Roofing Adj	+ 5.24	Garage Cost	+ 136,584				
Subfloor Adj	+ -3.49	Total RCN	= 488,810				
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 9,776				
Plumbing Adj	+ 6.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 479,034				
Adj Base Cost	= 115.19	Lot Value	+ 49,007				
Total Area	x 2,634	Indicated Value	= 528,041				
Adjusted Cost	= 303,410	Value Per SqFt	200.47				



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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	479,034		
Lot Value	49,007		
Indicated Value	528,041	200.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	528,041	200.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157716	900		900	30.06		27,054
PRCH	Slab Porch - Covered	157717	60x8		480	31.38		15,062
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



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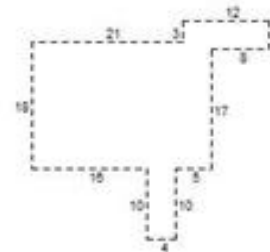
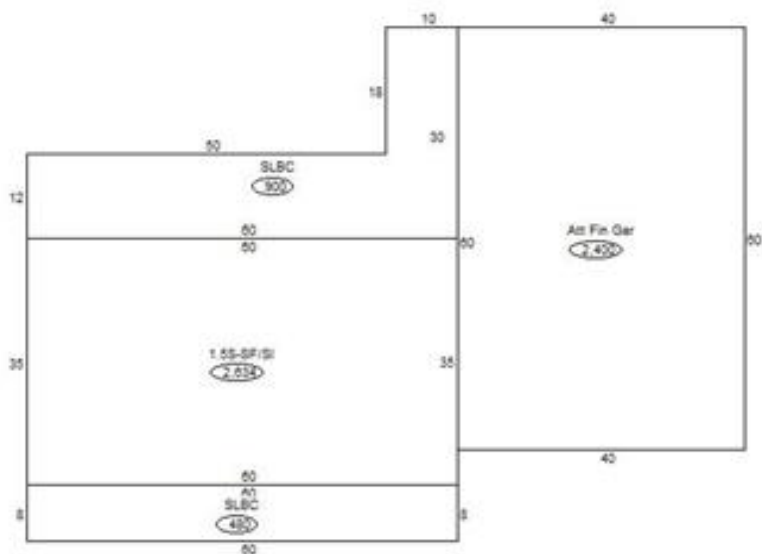
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### Sketch Image

660105208



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,100	1.254	2,634
2	U	^UL		20	Upper Level (1)	534	1.000	534
3	G	5		20	Att Fin Gar	2,400	1.000	2,400
4	M	PRCH		20	SLBC	900	1.000	900
5	M	PRCH		20	SLBC	480	1.000	480
<b>Total Building Area</b>						<b>2,100</b>		<b>2,634</b>