



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:52:09  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660106708 <b>Parcel ID</b> 000000-00-0-00036-002-0035 <b>Cadastral ID</b> 21-22-17-01840 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 319417 COOPER, DONALD JAMES  18755 BIG VALLEY DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18755 E BIG VALLEY DR <b>Subdivision</b> BIG VALLEY ESTATES 2 <b>Lot/Block</b> 0035 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 21 / 22 / 17 / 5 <b>Neighborhood</b> 1005 - R-V02-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.37711762 -95.49244645																																																						
<b>Legal Description</b> LOT 35 BIG VALLEY ESTATES 2					<b>Building Permits</b> <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>S22</td> <td></td> <td>06/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S22		06/2022	09/2022																																				
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Lot Data		Square-Foot - NBHD 1005 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.4223		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	105,515.00 x .28 = 29,970		
Factor Value			
Adjustments	1.0000		
Lot Value	29,970		



SHPF/CP 11/12/2020

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	29,970		
Indicated Value	29,970	0.00	Per SqFt
Agland Value			
Site Improvements	23,939		
Total Value	53,909	0.00	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 29,970
Total Area	x	Indicated Value	= 29,970
Adjusted Cost	= 0	Value Per SqFt	0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	0x0x0	Base		900	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.28 x 900)	28,152		28,152	5,630	22,522
	CP	CARPORT DIRT	0x0x0			540	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 540)	1,890		1,890	473	1,417
	SHDS	Shed - Small	0x0x0	Base			
	Qual	3	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (39.31 x )					
	BNGP	Barn - General Purpose	0x0x0	Base			
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (24.46 x )					