



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660106713 Parcel ID 21N17E-10-3-00000-005-0000 Cadastral ID 10-21-17-00353 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 343666 PROUSE, KATHERYN & GLENN 19305 E HWY 20 UNIT A CLAREMORE OK 74019-0000 Parcel Location Situs 19305 E HWY 20 UNIT A Subdivision Lot/Block / Parcel Size 3.64 - Acres Sec/Twn/Rng 10 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660106713_002.JPG 12/9/2025</p>																																																																
Legal Description Lat/Long: 36.31139247 -95.48518703 TR DESC 2022-002790 AS COMM NE/C SW SW; S88.2433W 130.69'; S01.1451W 121.27' TO POB; S01.1451W 64.03'; CURVE LEFT RAD 11659.16 DIST 125.69' CHORD BEAR N83.4406W 125.39'; N01.1451W 533.16'; N88.2819E 340.26'; S12.3533W 9.65'; S04.3331W 20.87'; S03 4336E 179.73'; S06.5441W 102.71'; S32.4021W 120';																																																																					
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Lot Data		Square-Foot - NBHD 2117 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.6404	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	158,577.00 x .38 = 59,648	
Factor Value		
Adjustments	2.4027	
Lot Value	143,315	



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	810 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	2006 / 11

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	

Cost Approach				Manual : 01/2025			
Base Cost	98.50	Total Misc Impr	+ 10,773				
Roofing Adj	+ 4.37	Garage Cost	+ 20,785				
Subfloor Adj	+ -1.15	Total RCN	= 168,973				
Heat/Cool Adj	+ 0.00	Depreciation (12%)	- 20,277				
Plumbing Adj	+ 4.31	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 148,696				
Adj Base Cost	= 106.03	Lot Value	+ 143,315				
Total Area	x 1,296	Indicated Value	= 292,011				
Adjusted Cost	= 137,415	Value Per SqFt	225.32				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,696		
Lot Value	143,315		
Indicated Value	292,011	225.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	292,011	225.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81932	26x9		234	23.46		5,490
PRCH	SLAB PORCH - COVERED	81933	25x9		225	23.48		5,283



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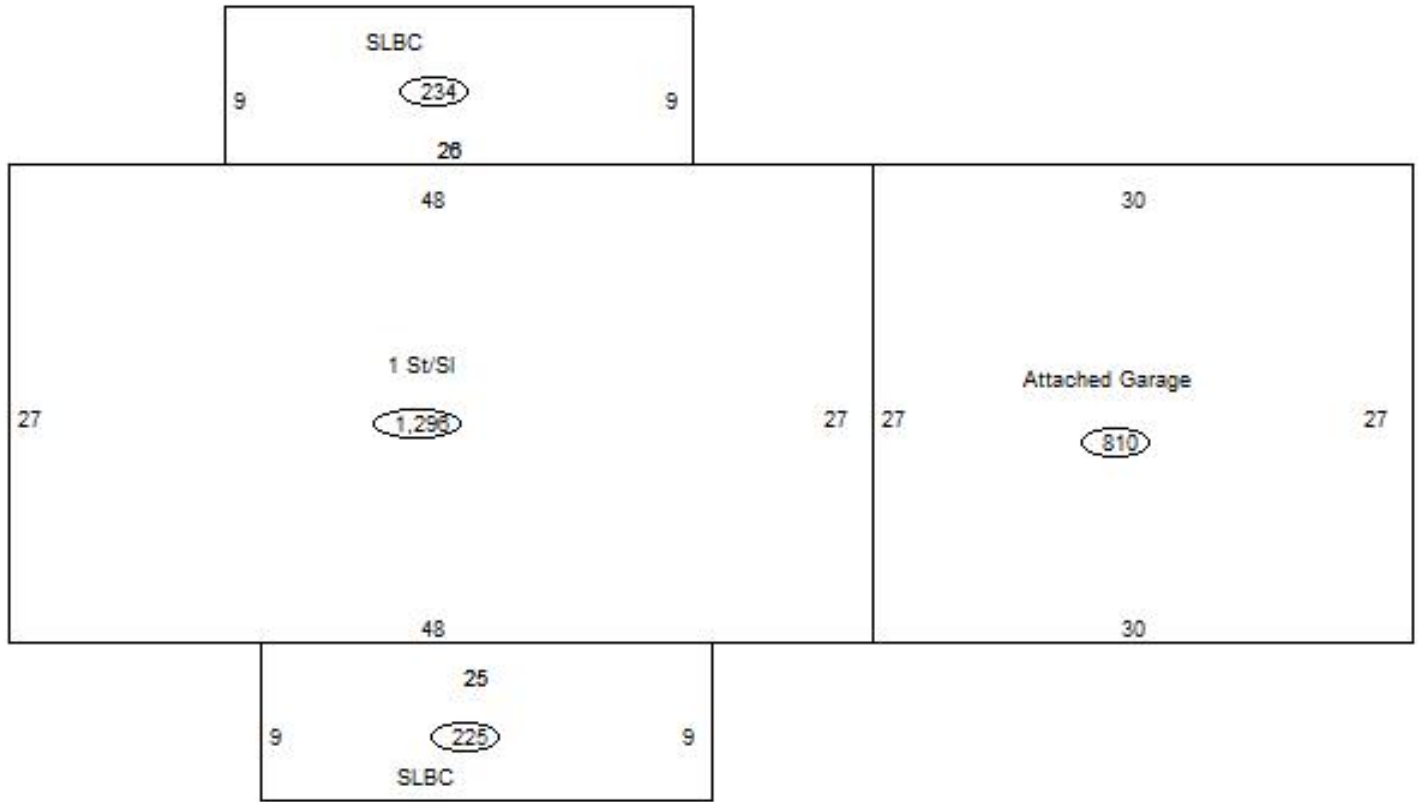
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,296	1.000	1,296
2	G	1		13	Attached Garage	810	1.000	810
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PRCH		13	SLBC	225	1.000	225
Total Building Area						1,296		1,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30				72	72	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0