



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 660109382 Parcel ID 000000-00-0-00789-002-0003 Cadastral ID 10-21-17-03671 Property Type REAL - Real Property Property Class NOP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 345261 TRI-DISTRICT FIRE PROTECTION DISTRICT PO BOX 734 CLAREMORE OK 74018-0734 Parcel Location Situs 19838 E SUNNY LN Subdivision SUNNY ACRES Lot/Block 0003 / 0002 Parcel Size .5 - Lots Sec/Twn/Rng 10 / 21 / 17 / 5 Neighborhood 5560 - NOP School District S006 - SEQUOYAH SCHOOLS					<p>660109382_002.JPG 1/24/2026</p>																																								
Legal Description Lat/Long: 36.31689680 -95.48430081																																													
Legal Description W2 LOT 3 BLOCK 2 SUNNY ACRES					Building Permits																																								
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Lot Data		Acre - SUNNY ACRES (ACRES)		Primary Image	
Lot Size	0	0			
Lot Count	0				
Units Buildable	0				
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities			5		
			0		
Method	Acre				
Base Lot Value	1.10 x 14,057.27 = 15,463				
Factor Value					
Adjustments	0.0000				
Lot Value	15,463				

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	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

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	+ 15,463
Total Area	x	Indicated Value	= 15,463
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements			
Lot Value	15,463		
Indicated Value	15,463	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	15,463	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Lot Data	Primary Image			
Lot Size x Lot Count Units Buildable Non-Ag Acres 1.1749 Topography Street Access Utilities Amenities Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value				
Cost Approach				
Manual Date 01/2025 Total Building Area 3,600 Total Base Value 621,360 Modifier Value Misc Improvements 10,320 Replacement Cost New 631,680 Phys/Func Depreciation Loss () RCN Less Phys/Func 625,363 Economic Depreciation RCNLD (All Sources) 625,363 Depreciated Improvements Outbuilding Value 12,300 Total Improvement Value 637,663 Land Value Cost Approach Value 637,663 177.13/SqFt				
Income Approach	Value Reconciliation			
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	Selected Valuation Method Cost Approach Total Improvement Value 12,300 Land Value Total Appraised Value 637,663 177.13/SqFt			



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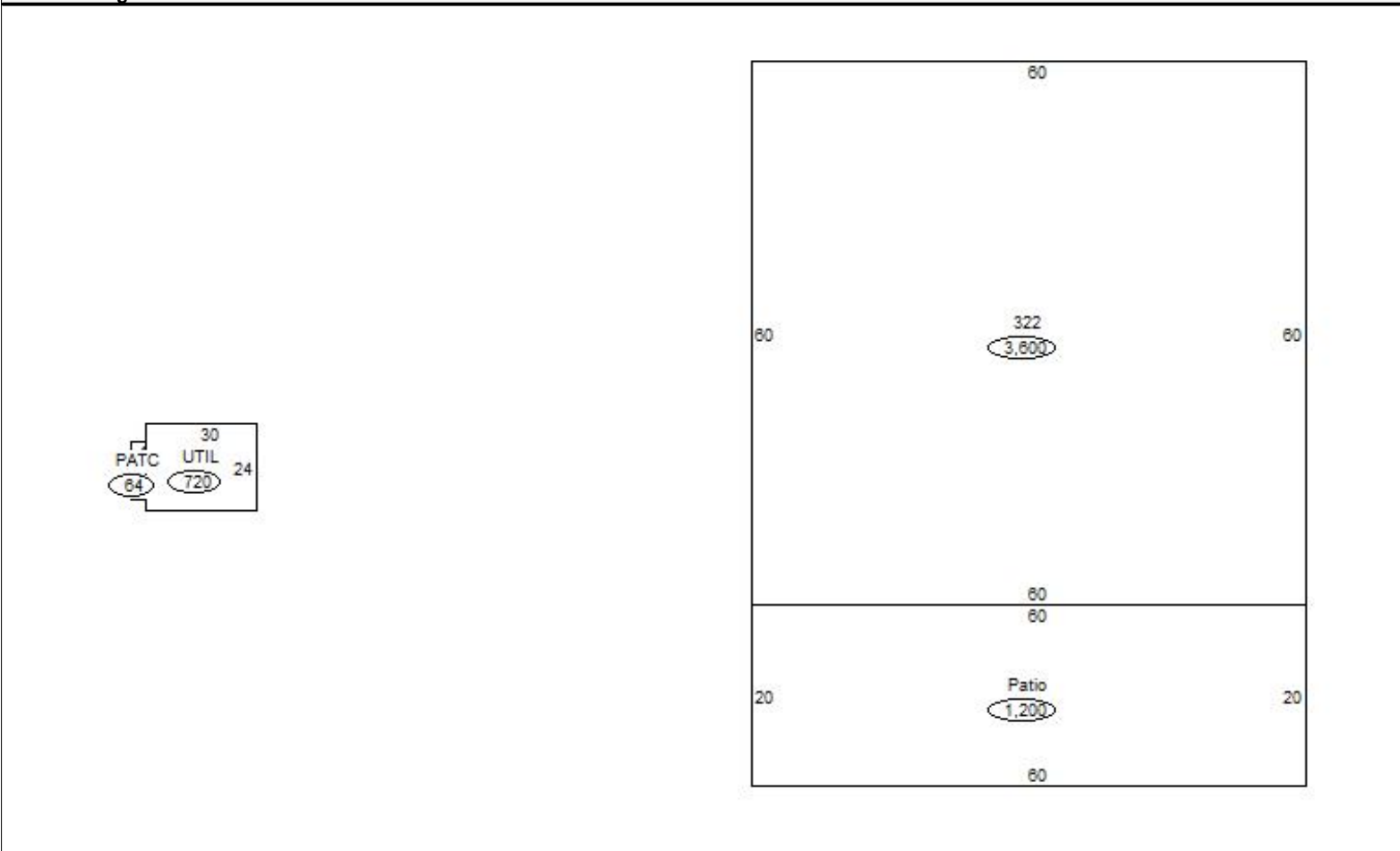
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	322		20	322	3,600	1.000	3,600
2	M	PATO		20	Patio	1,200	1.000	1,200
3	O	UTIL		50	UTIL	720	1.000	720
4	O	PATC		50	PATC	64	1.000	64
Total Building Area						3,600		3,600



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Account	660109382	Tax Area Code	94
Parcel ID	000000-00-0-00789-002-0003	Property Class	NOP
Cadastral ID	10-21-17-03671	Owners Name	TRI-DISTRICT FIRE PROTECTION DISTRICT

Building Data	Building Image
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<p>Building ID 5336 Building Sequence 1 Occupancy 1 322 Fire Station (Staff) 100% Occupancy 2 Occupancy 3 Total Floor Area 3,600 Average Perimeter 240 Number Of Storys 1.00 Average Wall Ht 14.00 Year Built 2025 Effective Age 1 Construction Class 7 - Pre-Engineered Steel Frame Quality 3 - Average Condition 3 - Average Exterior Wall 116 - Single Metal on Steel Frame Heating/Cooling 16 - Control Atmos., Warm/Cooled Roof Type Gable Roof Cover Wood</p> <p>Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2</p>	<p>Image Information</p> <p>Image Name Image Date Image Name Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3 Zone Description Base Cost 100.70 Wall Cost 19.72 HVAC Cost 52.18 Basement Cost 0.00 Total Base Cost 172.60 Total Area 3,600 Base RCN 621,360 Misc Impr Value 10,320</p>	<p>Manual Date 01/2025 Base Year 2026 Modifier Value Total Replacement Cost 631,680 Physical Depreciation 1% Functional Depreciation Total Depreciation 1% (6,317) Total RCNLD 625,363 Lump Sums Total Building Value 625,363 \$ 173.71 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

PATO	Patio - Open		60x20	1,200	8.60		10,320
Total Misc Improvement							10,320



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x24x8	Base	Composition Shingle	720
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (32.33 x 720)		23,278	11,406	11,872

	PATC	Patio - Covered	4x16x8	Concrete	Composition Shingle	64
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.09 x 64)		1,222	794	428

Total Site Improvement Value 12,300