



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 660000639 Parcel ID 21N16E-01-4-00000-000-0000 Cadastral ID 01-21-16-01300 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 324640 RHINE, RODNEY J JR & KIMBERLY 19856 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19856 S 4190 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 1 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32411416 -95.54417907 S2 NE SE SE																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 47



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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	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	109.73	Total Misc Impr	+ 18,344
Roofing Adj	+ 5.68	Garage Cost	+ 15,316
Subfloor Adj	+ 1.25	Total RCN	= 189,473
Heat/Cool Adj	+ 11.47	Depreciation (54%)	- 102,315
Plumbing Adj	+ 8.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 87,158
Adj Base Cost	= 136.20	Lot Value	+ 87,158
Total Area	x 1,144	Indicated Value	= 87,158
Adjusted Cost	= 155,813	Value Per SqFt	76.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,158		
Lot Value			
Indicated Value	87,158	76.19	Per SqFt
Agland Value	594		
Site Improvements	28,292		
Total Value	116,044	101.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1956	12x5		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	1957	15x12		180	23.64		4,255
PRCH	SLAB PORCH - COVERED	1958	12x12		144	23.78		3,424
CPDT	CARPORT - DETACHED	1959	24x16		384	10.74		4,124



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	28x40x0			1,120	
	Qual 2	Cond 3	Year 2015	Eff Age 8			
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (29.37 x 1,120)	32,894		32,894	4,934	27,960
	LT	LEAN-TO	10x12x0			120	
	Qual 3	Cond 3	Year 2015	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 120)	350		350	18	332



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			2.250	143	143	321	321
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			1.000	165	165	165	165
CO	COLLINSVILLE STONY LOAM	IMP PST	22			1.750	62	62	108	108
IMP PST Totals						5.000			594	594
Total Agland						5.000			594	594