



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:47:58  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000640 <b>Parcel ID</b> 21N16E-01-2-00000-000-0000 <b>Cadastral ID</b> 01-21-16-01500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 86314 DORSEY, SANDRA ANN & CHARLOTTE D ALLISON  15402 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15402 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.06 - Acres <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33601258 -95.55349833																																																																																																																									
<b>Legal Description</b> TR DESC 2023-007775 AS COMM NW/C E2 GOVT LOT 3; N88.1703E 160' TO POB; S01.1621E 272.25'; N88.1703E 170.24'; N01.1741W 272 25'; S88.1703W 170.13' TO POB.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.0884		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	47,411.00 x .84 = 40,027		
Factor Value			
Adjustments	1.0000		
Lot Value	40,027		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	912 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1956 / 53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,791	114.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	85.62	Total Misc Impr	+	15,443			
Roofing Adj	+ 4.57	Garage Cost	+	19,891			
Subfloor Adj	+ 2.31	Total RCN	=	178,497			
Heat/Cool Adj	+ 10.30	Depreciation ( 61%)	-	108,883			
Plumbing Adj	+ 3.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	69,614			
Adj Base Cost	= 106.52	Lot Value	+	40,027			
Total Area	x 1,344	Indicated Value	=	109,641			
Adjusted Cost	= 143,163	Value Per SqFt		81.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,614		
Lot Value	40,027		
Indicated Value	109,641	81.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	109,641	81.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	1962	24x12		288	53.62		15,443



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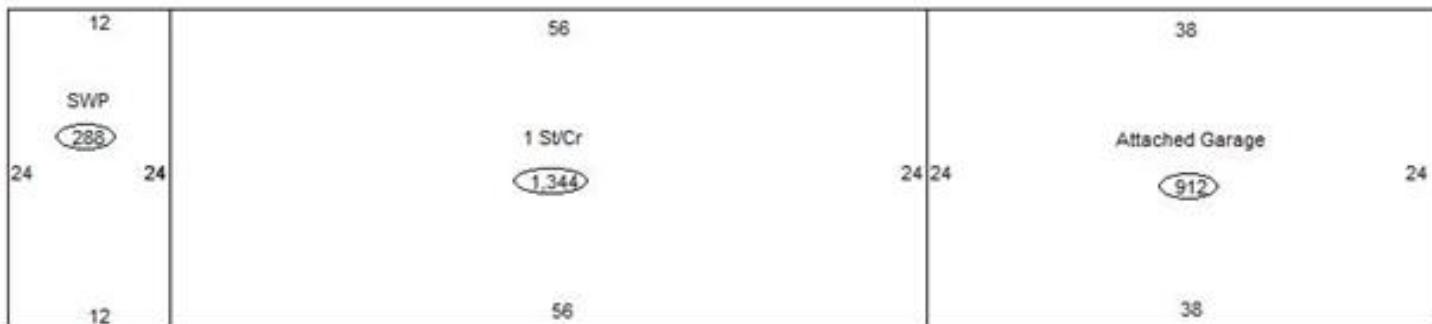
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Sketch Image

660000640



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,344	1.000	1,344
2	G	1		10	Attached Garage	912	1.000	912
3	M	EPSW		10	EPSW	288	1.000	288
<b>Total Building Area</b>						<b>1,344</b>		<b>1,344</b>