




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:05:18  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001245 <b>Parcel ID</b> 20N16E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-20-16-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 314600 FLOWERS, SEAN & TRACY SHAWN FLOWERS  14303 A E 540 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 14303 E 540 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.17 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 3 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-13\IMG 9/13/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23776698 -95.57800066 W2 NW SE SW & E 18' S 673.14' W2 W2 SE SW																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0706	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	220,874.00 x .40 = 89,036	
Factor Value		
Adjustments	1.0000	
Lot Value	89,036	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,284 / 1,926
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 32

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-13\IMG 9/13/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	238,471	123.82	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	94.45	Total Misc Impr	+	41,204			
Roofing Adj	+ 3.11	Garage Cost	+	14,553			
Subfloor Adj	+ 0.81	Total RCN	=	281,388			
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	118,183			
Plumbing Adj	+ 7.31	Lump Sums	+	2,072			
Basement Adj	+ 0.00	RCNLD	=	165,277			
Adj Base Cost	= 117.15	Lot Value	+	89,036			
Total Area	x 1,926	Indicated Value	=	254,313			
Adjusted Cost	= 225,631	Value Per SqFt		132.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,277		
Lot Value	89,036		
Indicated Value	254,313	132.04	Per SqFt
Agland Value			
Site Improvements	55,302		
Total Value	309,615	160.76	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
PATO	Patio - Open	3316	336		336	8.30		2,789
BALW	Balcony - Wood	3317	13x6		78	26.56		2,072
EPSW	Enclosed Porch - Solid Wall	3318	30x18		540	59.77		32,276
PATO	Patio - Open	3319	12x8		96	10.86		1,043



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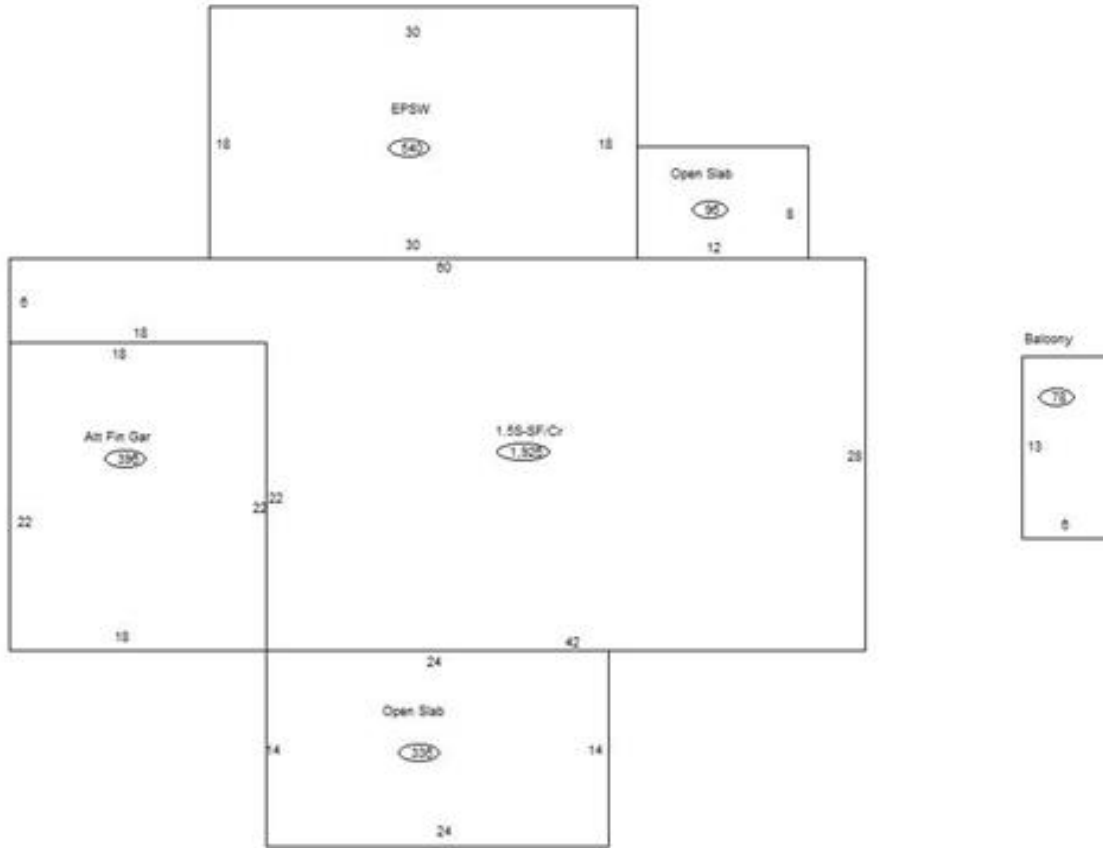
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### Sketch Image

660001245



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	396	1.000	396
2	M	PATO		10	Open Slab	336	1.000	336
3	M	BALW		10	Balcony	78	1.000	78
4	M	EPSW		10	EPSW	540	1.000	540
5	M	PATO		10	Open Slab	96	1.000	96
6	R	5	Crawl	10	1.5S-SF/Cr	1,284	1.500	1,926
<b>Total Building Area</b>						1,284		1,926



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	WITH DECK	10x20x8	Plank	Formed Metal	200
<b>Qual</b>	4.5	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
Warm & Cooled Air		Total Area		200		1,412
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.32 x 200)		5,464	1,412	6,876	2,200	4,676
UTIL	Utility Building		24x30x8	Plank	Formed Metal	720
<b>Qual</b>	5	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (41.09 x 720)		29,585		29,585	3,846	25,739
SHDS	Shed - Small		20x20x8	Plank	Formed Metal	400
<b>Qual</b>	5	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.06 x 400)		10,024		10,024	3,208	6,816
SHDS	Shed - Small	WITH DECK	10x26x8	Plank	Formed Metal	200
<b>Qual</b>	4.5	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
Warm & Cooled Air		Total Area		200		1,412
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Base Cost (27.32 x 200)		5,464	1,412	6,876	2,200	4,676
ASC	Awing/Shelter/Carport		8x16x8	Dirt	Formed Metal	128
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.56 x 128)		584		584	164	420
ASC	Awing/Shelter/Carport		8x16x8	Dirt	Formed Metal	128
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.56 x 128)		584		584	164	420



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	25x35x12	Dirt	Galvanized Metal	875
	Qual 3	Cond 3	Year 1985	Eff Age 31		

Valuation Summary	Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
Base Cost (21.44 x 875)	18,760	18,760	10,881	7,879