



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:42:27
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Assessment Data					Primary Image																																																																																																																				
Account 660001492 Parcel ID 21N15E-02-1-00000-000-0000 Cadastral ID 02-21-15-01300 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 329809 TIETZ, HENRY M LIVING TRUST MELISSA TIETZ-SUCC TRUSTEE 19506 S 4120 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 19506 S 4120 RD Subdivision Lot/Block / Parcel Size 25 - Acres Sec/Twn/Rng 2 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33227288 -95.66980140 NE SE NE & N2 SE SE NE & SE 10 AC LOT 1					Building Permits <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		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,636
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	66,344
Lot Value	
Indicated Value	66,344 40.55 Per SqFt
Agland Value	3,785
Site Improvements	
Total Value	70,129 42.87 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.96	Total Misc Impr	+ 7,586
Roofing Adj	+ 4.25	Garage Cost	+ 15,751
Subfloor Adj	+ -1.15	Total RCN	= 221,146
Heat/Cool Adj	+ 11.47	Depreciation (70%)	- 154,802
Plumbing Adj	+ 6.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,344
Adj Base Cost	= 120.91	Lot Value	+ 66,344
Total Area	x 1,636	Indicated Value	= 66,344
Adjusted Cost	= 197,809	Value Per SqFt	40.55

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	4149	26x4		104	23.94		2,490



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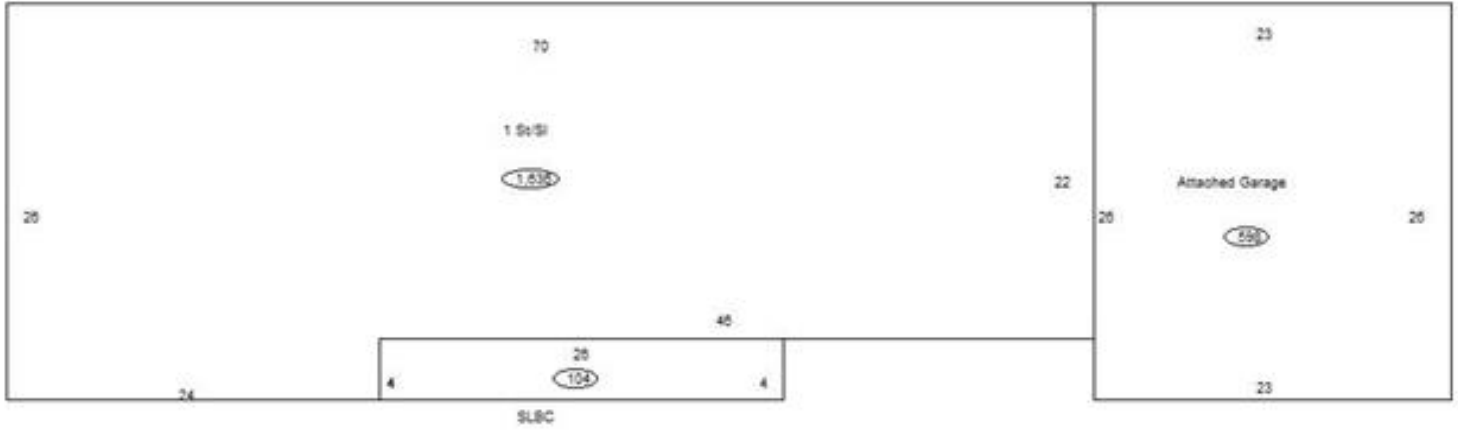
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Sketch Image

660001492



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,636	1.000	1,636
2	G	1		10	Attached Garage	598	1.000	598
3	M	PRCH		10	SLBC	104	1.000	104
Total Building Area						1,636		1,636



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond 3	Year	Eff Age	1520	

Valuation Summary **Modifier Total** **RCN** **Depr (100% Phys/ % Func)** **RCNLD**
 Base Cost (4.61 x)



STF	STG FAIR		0x0x0			
Qual	Cond		Year	Eff Age		

Valuation Summary **Modifier Total** **RCN** **Depr (100% Phys/ % Func)** **RCNLD**
 Base Cost (4.68 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
OS	OSAGE CLAY	TMBR	58		104	2.000	104	104	208	208
TMBR Totals						2.000			208	208
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	1.000	108	108	108	108
RS	ROUGH STONY LAND	NTV PST	20		0	1.000	48	48	48	48
NTV PST Totals						2.000			156	156
OS	OSAGE CLAY	IMP PST	58		0	16.000	162	162	2,598	2,598
RS	ROUGH STONY LAND	IMP PST	20		0	1.000	56	56	56	56
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	2.000	252	252	504	504
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	2.000	132	132	263	263
IMP PST Totals						21.000			3,421	3,421
Total Agland						25.000			3,785	3,785