



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:11:16  
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Assessment Data					Primary Image																																																																																																											
<b>Account</b> 660001523 <b>Parcel ID</b> 21N16E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-21-16-00910 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 86724 SUTTON, JAMES HENRY  14705 E 480 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14525 E 480 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.65 - Acres <b>Sec/Twn/Rng</b> 2 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																
<b>Legal Description</b> Lat/Long: 36.32247855 -95.56827658																																																																																																																
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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 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	962 / 962
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 45



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG\_005: 3/28/2023

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	96.14	Total Misc Impr	+ 1,850				
Roofing Adj	+ 4.36	Garage Cost	+ 0				
Subfloor Adj	+ 2.55	Total RCN	= 120,263				
Heat/Cool Adj	+ 10.30	Depreciation ( 55%)	- 66,145				
Plumbing Adj	+ 9.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 54,118				
Adj Base Cost	= 123.09	Lot Value	+ 0				
Total Area	x 962	Indicated Value	= 54,118				
Adjusted Cost	= 118,413	Value Per SqFt	56.26				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,118		
Lot Value			
Indicated Value	54,118	56.26	Per SqFt
Agland Value	382		
Site Improvements	6,399		
Total Value	60,899	63.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4229	11x8		88	21.02		1,850



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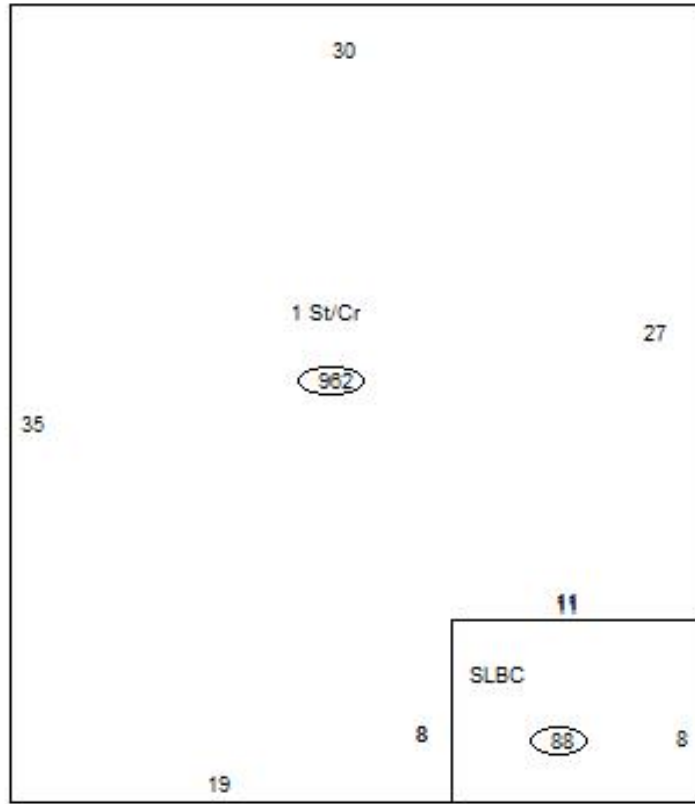
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### Sketch Image

660001523



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	962	1.000	962
2	M	PRCH		10	SLBC	88	1.000	88
<b>Total Building Area</b>						962		962



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	20x14x0			280	
	Qual	2	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 280)		1,310		1,310	917	393
	UTIL	SHOP BUILDING	0x0x0			240	
	Qual	2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 240)		7,507		7,507	1,501	6,006



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	2.650	144	144	382	382
<b>NTV PST Totals</b>						2.650			382	382
<b>Total Agland</b>						2.650			382	382