



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:16:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001532 <b>Parcel ID</b> 21N16E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-21-16-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 348826 LEIGH, VIRGINIA A REVOCABLE TRUST  14445 E 480 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14445 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 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32270493 -95.57105076 BEG: 168' W OF SE/C SE SE SW; N 325'; W 80'; N 335'; W 175'; S 510'; E 175'; S 150'; E 80' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.9316		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	127,702.00 x .51 = 65,616		
Factor Value			
Adjustments	1.0000		
Lot Value	65,616		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG\_004I 3/28/2023

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	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	101,185	81.08	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	87.38	Total Misc Impr	+ 2,345				
Roofing Adj	+ 3.96	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 137,092				
Heat/Cool Adj	+ 10.30	Depreciation ( 56%)	- 76,772				
Plumbing Adj	+ 4.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 60,320				
Adj Base Cost	= 107.97	Lot Value	+ 65,616				
Total Area	x 1,248	Indicated Value	= 125,936				
Adjusted Cost	= 134,747	Value Per SqFt	100.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,320		
Lot Value	65,616		
Indicated Value	125,936	100.91	Per SqFt
Agland Value			
Site Improvements	28,081		
Total Value	154,017	123.41	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	4238	14x8		112	20.94	2,345



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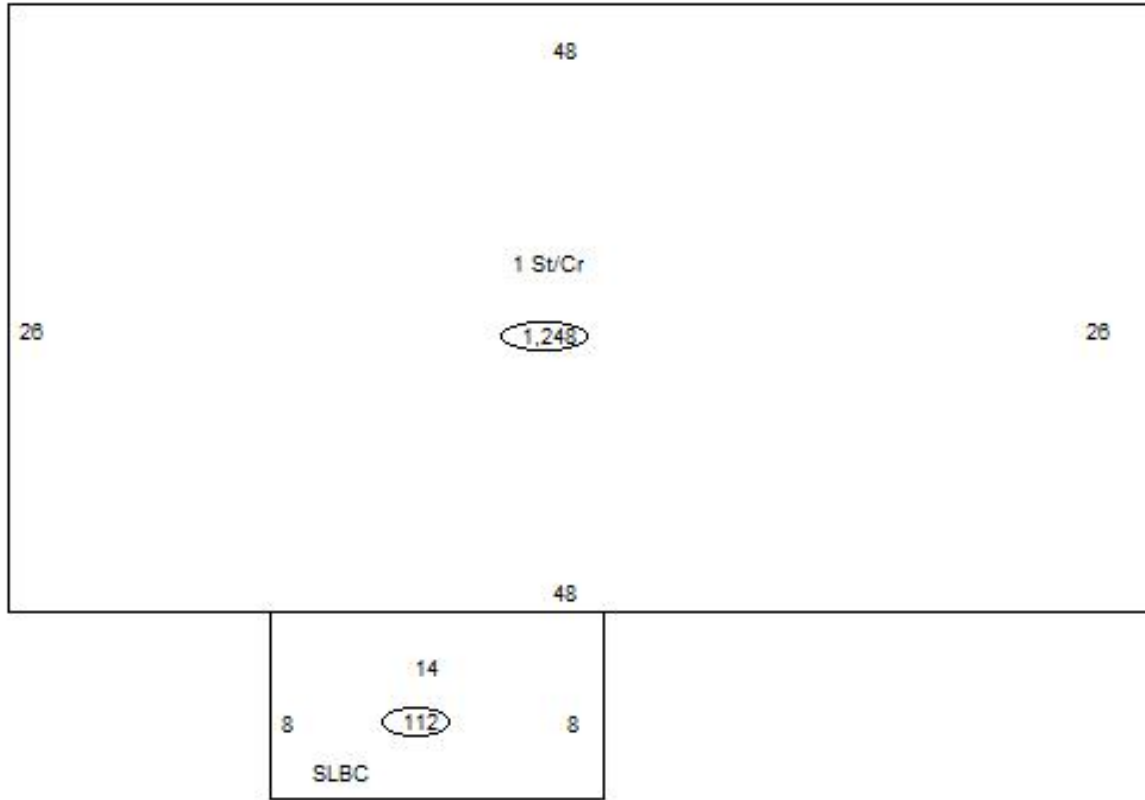
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### Sketch Image

660001532



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,248	1.000	1,248
2	M	PRCH		10	SLBC	112	1.000	112
<b>Total Building Area</b>						1,248		1,248



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660001532

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			900	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 900)		28,152		28,152	11,261	16,891
	BARN	BARN	30x50x0			1,500	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.80 x 1,500)		14,700		14,700	4,410	10,290
	LF	LOAFING SHED	16x22x0			352	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 352)		1,500		1,500	600	900