



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001538 <b>Parcel ID</b> 21N16E-02-1-00000-000-0000 <b>Cadastral ID</b> 02-21-16-02000 <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> 86924 HOGAN, ANDY S &  DARLA JAN 14884 E LAKE DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14884 E LAKE DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20.24 - Acres <b>Sec/Twn/Rng</b> 2 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33268960 -95.56596019																																																																																																																									
<b>S 660' LOT 2</b>					<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	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG\_000 3/27/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,189 / 3,189
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1988 / 29

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	96.61	Total Misc Impr	+ 26,296				
Roofing Adj	+ 4.97	Garage Cost	+ 22,205				
Subfloor Adj	+ 0.00	Total RCN	= 436,315				
Heat/Cool Adj	+ 14.47	Depreciation ( 36%)	- 157,073				
Plumbing Adj	+ 5.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 279,242				
Adj Base Cost	= 121.61	Lot Value	+ 279,242				
Total Area	x 3,189	Indicated Value	= 279,242				
Adjusted Cost	= 387,814	Value Per SqFt	87.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,242		
Lot Value			
Indicated Value	279,242	87.56	Per SqFt
Agland Value	2,811		
Site Improvements	37,266		
Total Value	319,319	100.13	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	4255	24x6		144	29.03		4,180
PRCH	SLAB PORCH - COVERED	4256	22x15		330	28.38		9,365
PRCH	SLAB PORCH - COVERED	144954	22x10		220	28.73		6,321



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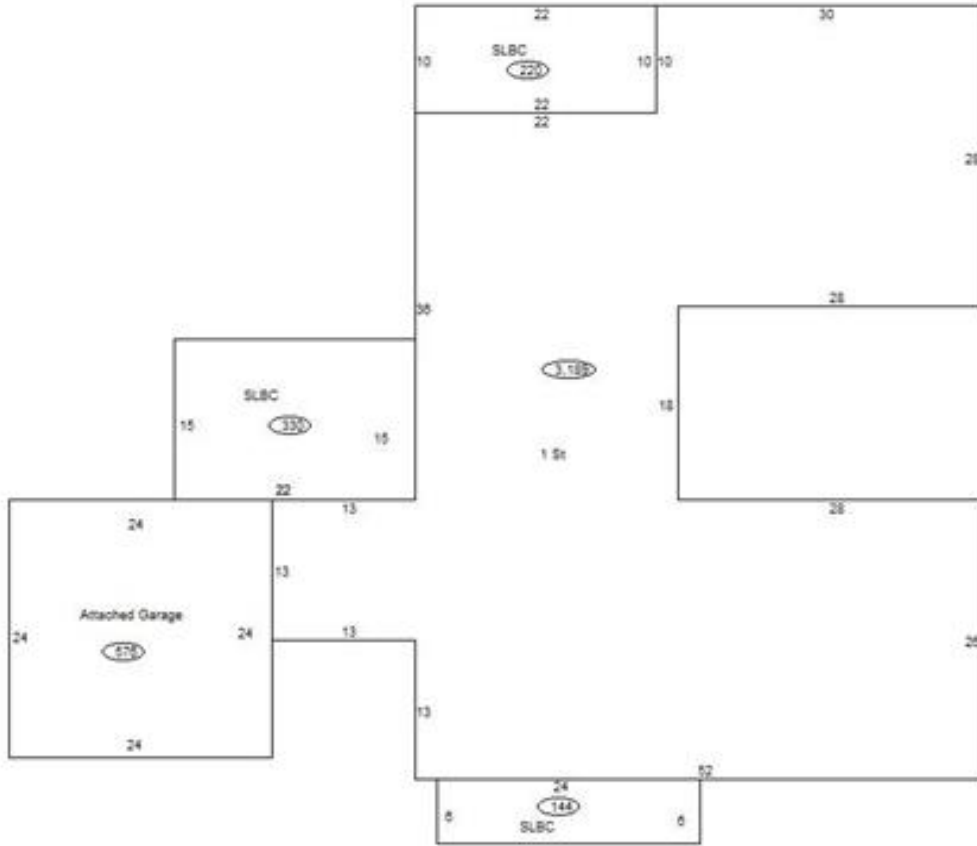
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### Sketch Image

660001538



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	576	1.000	576
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	330	1.000	330
4	R	1		13	1 St	3,189	1.000	3,189
5	M	PRCH		13	SLBC	220	1.000	220
<b>Total Building Area</b>						<b>3,189</b>		<b>3,189</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>	<b>RCN</b> 36,300	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 36,300
	STF	STG FAIR	0x0x0			688
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x 688) 3,220		<b>Modifier Total</b>	<b>RCN</b> 3,220	<b>Depr (70% Phys/ % Func)</b> 2,254	<b>RCNLD</b> 966



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	3.000	122	122	367	367
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59		0	16.240	142	142	2,300	2,300
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	1.000	144	144	144	144
<b>NTV PST Totals</b>						20.240			2,811	2,811
<b>Total Agland</b>						20.240			2,811	2,811