



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660001540								
Parcel ID	21N16E-02-3-00000-000-0000								
Cadastral ID	02-21-16-02200								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	86944								
FLOYD, J H									
19855-A S LAKE RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19855 S LAKE RD UNIT A								
Subdivision									
Lot/Block	/	Parcel Size	.96 - Acres						
Sec/Twn/Rng	2 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.32517962 -95.57725102									
Building Permits									
N 175' E 240' OF NW SW SW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	36,217	27,209	11%	2,993	Assessed	6,536	542.81
Year Frozen	0	Improvements	32,210	32,210		3,543	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	68,427	59,419		6,536	Total Taxable	5,536	460.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001540	FLOYD, J H	5	69,316	1000	5,346	444.00		
2024	2024-660001540	FLOYD, J H	5	71,680	1000	5,161	431.00		
2023	2023-660001540	FLOYD, J H	5	54,378	1000	4,982	415.00		
2022	2022-660001540	FLOYD, J H	5	55,488	1000	5,076	422.00		
2021	2021-660001540	FLOYD, J H	5	53,627	1000	4,899	416.00		
2020	2020-660001540	FLOYD, J H	5	53,079	1000	4,839	410.00		
2019	2019-660001540	FLOYD, J H	5	53,017	1000	4,832	418.00		
2018	2018-660001540	FLOYD, J H	5	56,601	1000	5,226	453.00		
2017	2017-660001540	FLOYD, J H	5	56,247	1000	5,187	423.00		
2016	2016-660001540	FLOYD, J H	5	55,317	1000	5,085	434.00		
2015	2015-660001540	FLOYD, J H	5	54,427	1000	4,987	421.00		
2014	2014-660001540	FLOYD, J H	5	54,753	1000	4,954	425.00		
2013	2013-660001540	FLOYD, J H	5	55,221	1000	4,780	416.00		



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9448 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,156.00 x .88 = 36,217 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 36,217		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	40% Veneer, Stone 60% Frame, Siding, Wood
<b>Base/Total Area</b>	1,034 / 1,322
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,034
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1953 / 73



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	70,106	53.03	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	89.07	<b>Total Misc Impr</b>	+ 4,577				
<b>Roofing Adj</b>	+ 3.41	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 132,851				
<b>Heat/Cool Adj</b>	+ 0.76	<b>Depreciation ( 78%)</b>	- 103,624				
<b>Plumbing Adj</b>	+ 3.79	<b>Lump Sums</b>	+ 1,799				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 31,026				
<b>Adj Base Cost</b>	= 97.03	<b>Lot Value</b>	+ 36,217				
<b>Total Area</b>	x 1,322	<b>Indicated Value</b>	= 67,243				
<b>Adjusted Cost</b>	= 128,274	<b>Value Per SqFt</b>	50.86				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	31,026		
<b>Lot Value</b>	36,217		
<b>Indicated Value</b>	67,243	50.86	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,184		
<b>Total Value</b>	68,427	51.76	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	4,576.55		4,577
WODO	WOOD DECK - OPEN	4260	20x14		280	16.06	60%	1,799



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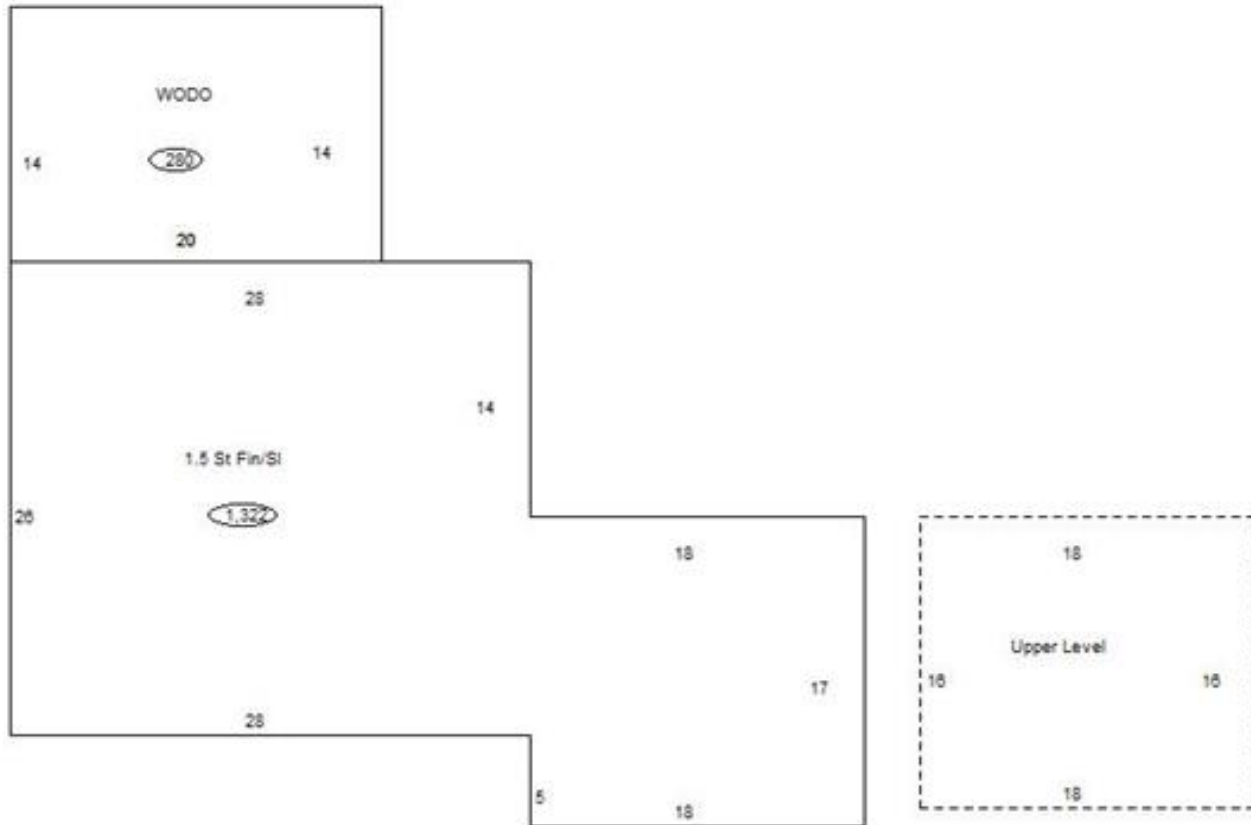
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,034	1.279	1,322
2	U	^UL		10	Upper Level	288	1.000	288
3	M	WODO		10	WODO	280	1.000	280
<b>Total Building Area</b>						1,034		1,322



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0 Year		Eff Age	253
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 253)		1,184			1,184	1,184
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						