



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:17:12  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001545 <b>Parcel ID</b> 21N16E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-21-16-02700 <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> 315716 PATRICK, MICHAEL R & VICTORIA A VICTOR  14415 E 480 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 14415 E 480 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .54 - 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: 36.32198402 -95.57116809																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4008		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	17,459.00 x .88 = 15,364		
Factor Value			
Adjustments	1.0000		
Lot Value	15,364		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,560 / 1,560
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	114,969	73.70	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	90.11	Total Misc Impr	+	4,787	
Roofing Adj	+ 4.18	Garage Cost	+		
Subfloor Adj	+ -1.09	Total RCN	=	178,509	
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	-	85,684	
Plumbing Adj	+ 6.69	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	92,825	
Adj Base Cost	= 111.36	Lot Value	+	15,364	
Total Area	x 1,560	Indicated Value	=	108,189	
Adjusted Cost	= 173,722	Value Per SqFt		69.35	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,825		
Lot Value	15,364		
Indicated Value	108,189	69.35	Per SqFt
Agland Value			
Site Improvements	10,608		
Total Value	118,797	76.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4275	18x7		126	23.85		3,005
PATO	SLAB PORCH - OPEN	4276	14x6		84	10.86		912
PRCH	SLAB PORCH - COVERED	4277	9x4		36	24.16		870



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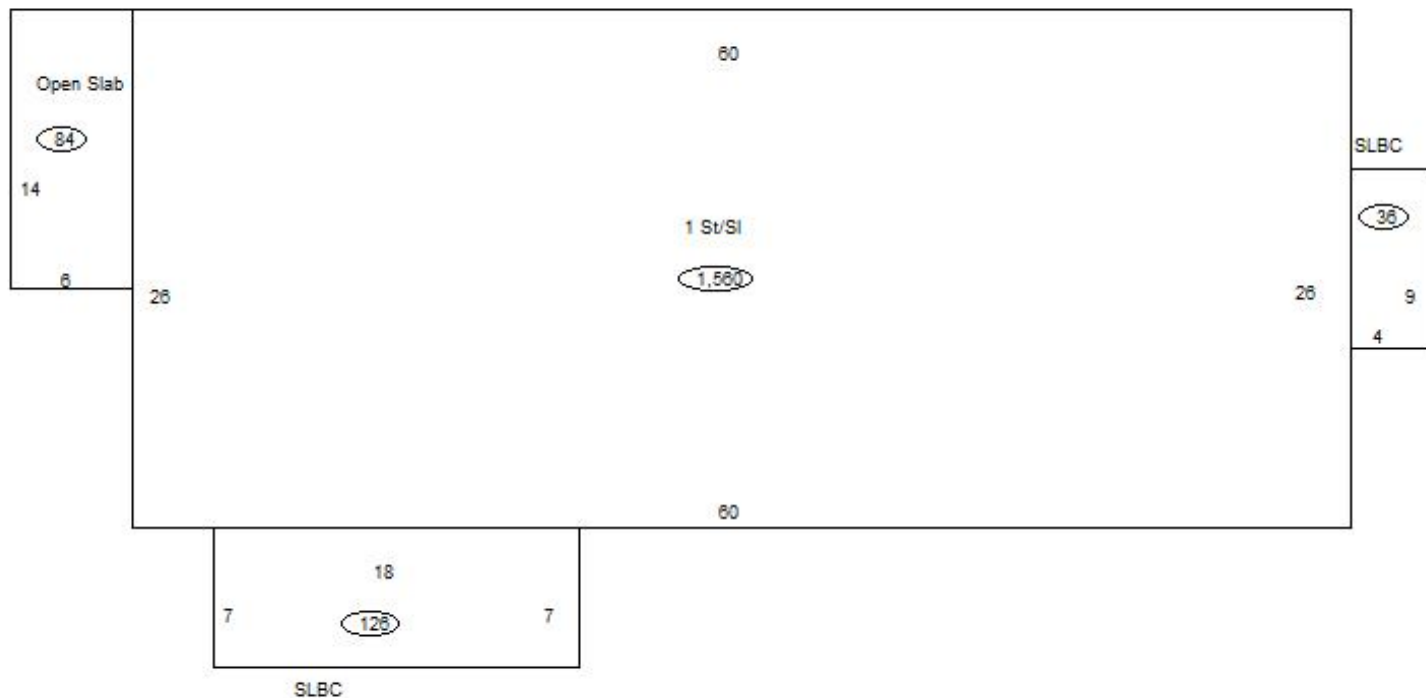
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### Sketch Image

660001545



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,560	1.000	1,560
2	M	PRCH		10	SLBC	126	1.000	126
3	M	PATO		10	Open Slab	84	1.000	84
4	M	PRCH		10	SLBC	36	1.000	36
<b>Total Building Area</b>						1,560		1,560



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			884	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 884)		14,144		14,144	3,536	10,608
	GHF	Greenhouse	0x0x0				
	Qual		Cond	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 (5.00 x )						