



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:17:24
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001554 Parcel ID 21N16E-02-3-00000-000-0000 Cadastral ID 02-21-16-03500 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 286283 CARLSON, MATTHEW J & DEBORAH L-TRUSTEES M.D.C. PROTECTION TRUST 19800 S 4175 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 19800 S 4175 RD Subdivision Lot/Block / Parcel Size 18.35 - Acres Sec/Twn/Rng 2 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32452697 -95.57395948 N2 SE SW, LESS N 208' OF E 416' & LESS S 355' OF E 828.20 & NE SW SW, LESS W 83' THEREOF & LESS N 160' E 450' W 533' OF NE SW SW					Building Permits <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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Date 04/17/2026
 Time 03:17:24
 Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	19.153	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	834,305.00 x .25 = 206,936	
Factor Value		
Adjustments	1.0000	
Lot Value	206,936	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,684 / 1,684
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 50

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	105,657 62.74 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	85.85	Total Misc Impr	+ 0
Roofing Adj	+ 3.88	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 180,609
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 106,559
Plumbing Adj	+ 4.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,050
Adj Base Cost	= 107.25	Lot Value	+ 206,936
Total Area	x 1,684	Indicated Value	= 280,986
Adjusted Cost	= 180,609	Value Per SqFt	166.86

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	74,050
Lot Value	206,936
Indicated Value	280,986 166.86 Per SqFt
Agland Value	
Site Improvements	
Total Value	280,986 166.86 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	4302	500		500	15.12	100%	
WODO	WOOD DECK - OPEN	4303	12x12		144	22.18	100%	



Rogers

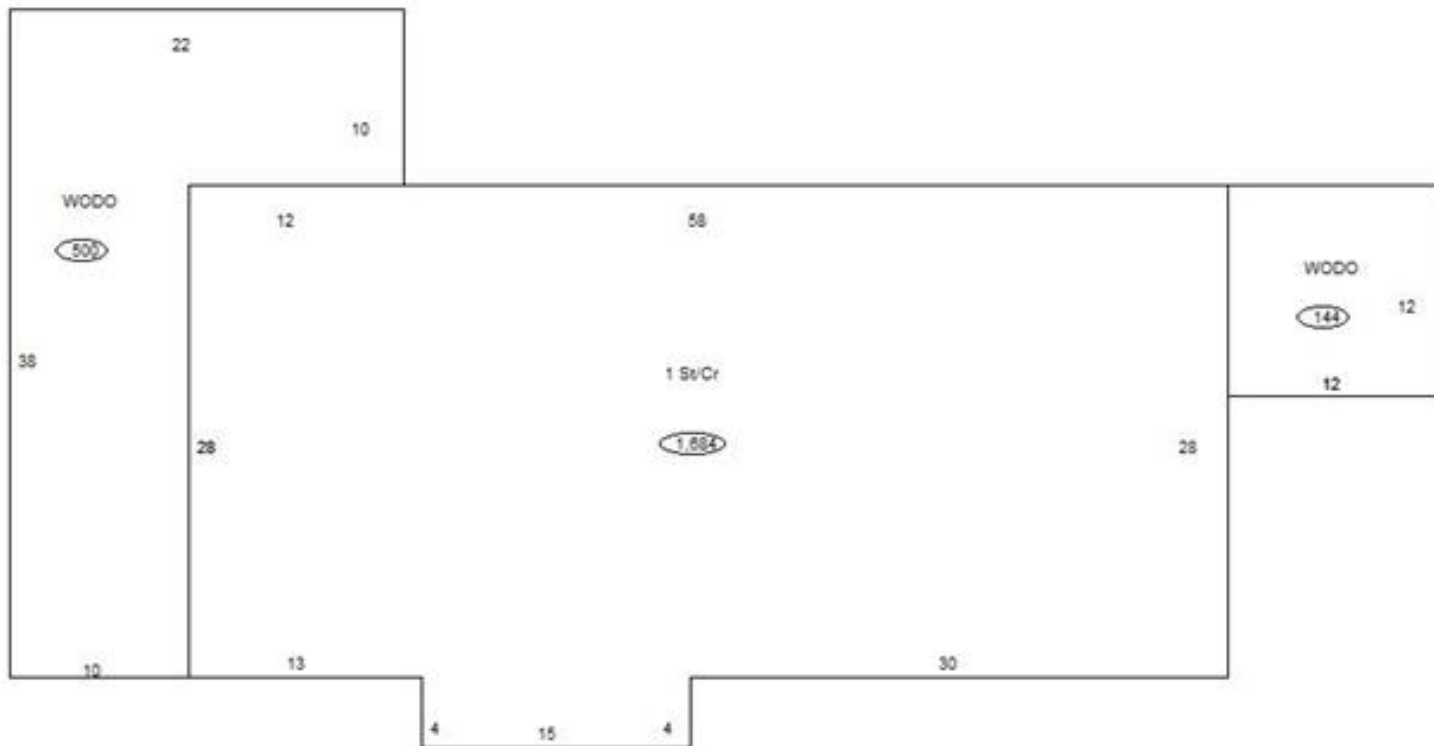
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Date 04/17/2026
 Time 03:17:24
 Page 3

Sketch Image

660001554



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,684	1.000	1,684
2	M	WODO		10	WODO	500	1.000	500
3	M	WODO		10	WODO	144	1.000	144
Total Building Area						1,684		1,684



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Date 04/17/2026
Time 03:17:24
Page 4

660001554

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			288
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 288)	1,348		1,348	1,348



STF	STG FAIR		0x0x0		
Qual 2	Cond		Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				