



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 660001579 Parcel ID 21N16E-02-4-00000-000-0000 Cadastral ID 02-21-16-05700 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 34254 VOGT, THEODORE KNIGHT & EMILY EAST 19504 S 4180 RD CLAREMORE OK 74017-5385 Parcel Location Situs 19504 S 4180 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 2 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\BUFFY\BUFFY NEW CONST\09022020\IMG_0007.JPG 9/2/2020</p>				
Legal Description Lat/Long: 36.32723880 -95.56556326									
N2 SE.					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19	R21- FOLLOWING ADD ON SWP	09/2019	09/2020	
					R17	R17-NEW SHOP	08/2016	10/2016	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	0	Land Value	13,124	8,985	11%	988	Assessed	24,483	2,033.31
Year Frozen	2023	Improvements	263,865	180,647		19,871	Penalty	0	
Uncapped Value	0	Mobile Home	48,125	32,947		3,624	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	325,114	222,579		24,483	Total Taxable	23,483	1,950.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001579	VOGT, THEODORE KNIGHT &			5	288,007	1000	23,484	1,950.00
2024	2024-660001579	VOGT, THEODORE KNIGHT &			5	294,893	1000	23,483	1,960.00
2023	2023-660001579	VOGT, THEODORE KNIGHT &			5	234,197	1000	23,484	1,956.00
2022	2022-660001579	VOGT, THEODORE KNIGHT &			5	231,314	1000	22,771	1,894.00
2021	2021-660001579	VOGT, THEODORE KNIGHT &			5	225,500	1000	22,078	1,873.00
2020	2020-660001579	VOGT, THEODORE KNIGHT &			5	169,864	1000	15,733	1,332.00
2019	2019-660001579	VOGT, THEODORE KNIGHT &			5	106,692	1000	10,224	885.00
2018	2018-660001579	VOGT, THEODORE KNIGHT &			5	112,309	1000	9,897	858.00
2017	2017-660001579	VOGT, THEODORE KNIGHT &			5	109,836	1000	9,579	781.00
2016	2016-660001579	VOGT, THEODORE KNIGHT &			5	91,650	1000	7,679	655.00
2015	2015-660001579	VOGT, THEODORE KNIGHT &			5	82,799	1000	7,426	627.00
2014	2014-660001579	VOGT, THEODORE KNIGHT &			5	51,305	1000	4,643	398.00
2013	2013-660001579	VOGT, THEODORE KNIGHT &			5	52,909	1000	4,820	420.00



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	910 / 910
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	910 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

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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	90.91	Total Misc Impr	+	775	
Roofing Adj	+ 4.90	Garage Cost	+	19,055	
Subfloor Adj	+ 2.46	Total RCN	=	118,438	
Heat/Cool Adj	+ 4.80	Depreciation (5%)	-	5,922	
Plumbing Adj	+ 5.29	Lump Sums	+	1,095	
Basement Adj	+ 0.00	RCNLD	=	113,611	
Adj Base Cost	= 108.36	Lot Value	+		
Total Area	x 910	Indicated Value	=	113,611	
Adjusted Cost	= 98,608	Value Per SqFt		124.85	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,611		
Lot Value			
Indicated Value	113,611	124.85	Per SqFt
Agland Value	13,124		
Site Improvements	91,999		
Total Value	331,250	364.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	147237	6x4		24	45.61		1,095
PATO	SLAB PORCH - OPEN	147238	10x8		80	9.69		775



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	22x12x0			264
	Qual	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 264)	771		771	308	463
	BARN	BARN	60x40x0			2,400
	Qual	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (9.73 x 2,400)	23,352		23,352		23,352
	LT	LEAN-TO	60x20x0			1,200
	Qual	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,200)	3,504		3,504		3,504
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual	3 Cond	3 Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (26.95 x 2,400)	64,680		64,680		64,680
	LF	LOAFING SHED	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.26 x)					



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	6 Mobile Home 80 x 30
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,400 / 2,400
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 18

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	33.34	Total Misc Impr	+ 0
Roofing Adj	+ 2.82	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 106,944
Heat/Cool Adj	+ 2.16	Depreciation (55%)	- 58,819
Plumbing Adj	+ 6.24	Lump Sums	+ 58,255
Basement Adj	+ 0.00	RCNLD	= 106,380
Adj Base Cost	= 44.56	Lot Value	+ 0
Total Area	x 2,400	Indicated Value	= 106,380
Adjusted Cost	= 106,944	Value Per SqFt	44.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,380		
Lot Value			
Indicated Value	106,380	44.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	106,380	44.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
WODC	WOOD DECK - COVERED	144969	1642		1,642	33.02		54,219
WODO	WOOD DECK - OPEN	144970	144		144	28.03		4,036



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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	14		13	Doublewide	2,400	1.000	2,400
2	M	WODC		13	WODC	1,642	1.000	1,642
3	M	WODO		13	WODO	144	1.000	144
Total Building Area						2,400		2,400



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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			6.768	122	122	828	828
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.895	54	54	48	48
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			68.358	168	168	11,484	11,484
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			3.979	192	192	764	764
NTV PST Totals						80.000			13,124	13,124
Total Agland						80.000			13,124	13,124