



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:37:22
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Assessment Data					Primary Image														
Account 660002146 Parcel ID 20N16E-03-1-00000-000-0000 Cadastral ID 03-20-16-00210 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 310763 TIAWAH WETLANDS LLC DON BROWN 25356 S 4170 RD CLAREMORE OK 74019-0000																			
Parcel Location Situs 25356 S 4170 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 3 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS																			
Legal Description Lat/Long: 36.24312251 -95.58415272					Building Permits														
SE SE NE					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2358/221	HEARTLAND PROPERTIES LLC	09/25/2013	0	4										
					1561/465	BROWN, DONALD W & BRENDA J	02/03/2004	0	11										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax											
Remove Cap	0	Land Value 1,670	1,670	11%	184	Assessed	49,387	4,101.59											
Year Frozen	0	Improvements 452,516	447,298		49,203	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00											
TIF Project ID	0	Total Value 454,186	448,968		49,387	Total Taxable	49,387	4,102.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660002146	TIAWAH WETLANDS LLC	5	444,226	0	47,949	3,982.00												
2024	2024-660002146	TIAWAH WETLANDS LLC	5	433,176	0	46,552	3,885.00												
2023	2023-660002146	TIAWAH WETLANDS LLC	5	410,871	0	45,196	3,763.00												
2022	2022-660002146	TIAWAH WETLANDS LLC	5	403,658	0	44,403	3,693.00												
2021	2021-660002146	TIAWAH WETLANDS LLC	5	403,185	0	43,943	3,728.00												
2020	2020-660002146	TIAWAH WETLANDS LLC	5	399,334	0	42,663	3,612.00												
2019	2019-660002146	TIAWAH WETLANDS LLC	5	376,550	0	41,421	3,587.00												
2018	2018-660002146	TIAWAH WETLANDS LLC	5	394,366	0	43,381	3,761.00												
2017	2017-660002146	TIAWAH WETLANDS LLC	5	389,776	0	42,568	3,472.00												
2016	2016-660002146	TIAWAH WETLANDS LLC	5	378,804	0	41,328	3,525.00												
2015	2015-660002146	TIAWAH WETLANDS LLC	5	364,763	0	40,124	3,390.00												
2014	2014-660002146	TIAWAH WETLANDS LLC	5	370,432	0	39,054	3,352.00												
2013	2013-660002146	TIAWAH WETLANDS LLC	5	348,006	0	37,917	3,303.00												



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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	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 Units-Buildable</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<div style="border: 1px solid black; height: 200px; width: 100%;"></div>																																													
Residential Data																																														
<p>Type</p> <p>Condition -</p> <p>Quality -</p> <p>Architecture</p> <p>Style</p> <p>Exterior Wall</p> <p>Base/Total Area /</p> <p>Style</p> <p>HVAC</p> <p>Roof Cover</p> <p>Area on Slab</p> <p>Fixture/RghIn /</p> <p>Bed/F/H Bath 4 / /</p> <p>Basement Area</p> <p>Garage Type</p> <p>Remodel</p> <p>Year/Eff Age /</p>	<div style="border: 1px solid black; height: 200px; width: 100%;"></div>																																													
GRM Approach																																														
<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>																																														
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Value Reconciliation																																														
<p>Selected Approach Cost Approach</p> <p>Improvements</p> <p>Lot Value</p> <p>Indicated Value 0.00 Per SqFt</p> <p>Agland Value 1,670</p> <p>Site Improvements</p> <p>Total Value 1,670 0.00 Total Value Per SqFt</p>																																														
Cost Approach Manual : 01/2025																																														
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Base Cost</td> <td style="width:10%;">0.00</td> <td style="width:15%;">Total Misc Impr</td> <td style="width:10%;">+</td> <td style="width:10%;">0</td> </tr> <tr> <td>Roofing Adj</td> <td>+</td> <td>0.00</td> <td>Garage Cost</td> <td>+</td> </tr> <tr> <td>Subfloor Adj</td> <td>+</td> <td>0.00</td> <td>Total RCN</td> <td>=</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+</td> <td>0.00</td> <td>Depreciation (0%)</td> <td>-</td> </tr> <tr> <td>Plumbing Adj</td> <td>+</td> <td>0.00</td> <td>Lump Sums</td> <td>+</td> </tr> <tr> <td>Basement Adj</td> <td>+</td> <td>0.00</td> <td>RCNLD</td> <td>=</td> </tr> <tr> <td>Adj Base Cost</td> <td>=</td> <td>0.00</td> <td>Lot Value</td> <td>+</td> </tr> <tr> <td>Total Area</td> <td>x</td> <td></td> <td>Indicated Value</td> <td>=</td> </tr> <tr> <td>Adjusted Cost</td> <td>=</td> <td>0</td> <td>Value Per SqFt</td> <td>0.00</td> </tr> </table>	Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+	0.00	Garage Cost	+	Subfloor Adj	+	0.00	Total RCN	=	Heat/Cool Adj	+	0.00	Depreciation (0%)	-	Plumbing Adj	+	0.00	Lump Sums	+	Basement Adj	+	0.00	RCNLD	=	Adj Base Cost	=	0.00	Lot Value	+	Total Area	x		Indicated Value	=	Adjusted Cost	=	0	Value Per SqFt	0.00	
Base Cost	0.00	Total Misc Impr	+	0																																										
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Total Area	x		Indicated Value	=																																										
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Miscellaneous Improvements																																														
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																						



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-15\IMG 9/15/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,945 / 3,945
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,945
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	971 Attached Garage - Unfinished
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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.92	Total Misc Impr	+ 37,687	Roofing Adj	+ 4.83	Garage Cost	+ 36,131
Subfloor Adj	+ -3.11	Total RCN	= 565,207	Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 203,475
Plumbing Adj	+ 6.45	Lump Sums	+ 19,869	Basement Adj	+ 0.00	RCNLD	= 381,601
Adj Base Cost	= 124.56	Lot Value	+ 381,601	Total Area	x 3,945	Indicated Value	= 381,601
		Value Per SqFt	96.73	Adjusted Cost	= 491,389		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	381,601		
Lot Value			
Indicated Value	381,601	96.73	Per SqFt
Agland Value			
Site Improvements	70,915		
Total Value	452,516	114.71	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
EPSW	ENCLOSED PORCH - SOLID WALL	5891	21x15		315	74.74		23,543
WODO	WOOD DECK - OPEN	5892	1501		1,501	18.91	30%	19,869
PRCH	SLAB PORCH - COVERED	5893	270		270	28.57		7,714



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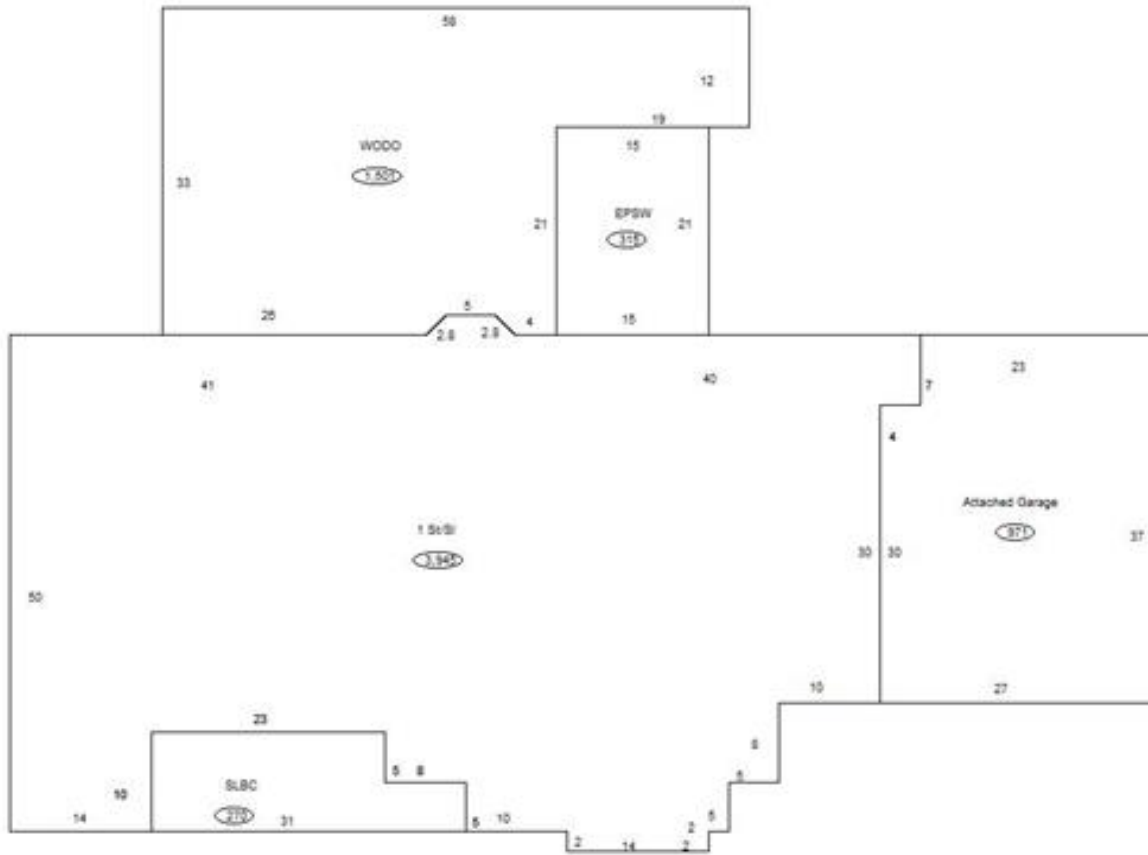
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Sketch Image

660002146



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,945	1.000	3,945
2	G	1	Slab	13	Attached Garage	971	1.000	971
3	M	EPSW		13	EPSW	315	1.000	315
4	M	WODO		13	WODO	1,501	1.000	1,501
5	M	PRCH		13	SLBC	270	1.000	270
Total Building Area						3,945		3,945



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			5,040
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.84 x 5,040)	39,514		39,514	9,879	29,635
	TNCT	TENNIS COURT	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (49,800.00 x 1)	49,800		49,800	27,390	22,410
	STF	STG FAIR	0x0x0			760
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 760)	3,557		3,557	2,312	1,245
	GHF	GREENHOUSE	0x0x0			1,050
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (5.00 x 1,050)	5,250		5,250	2,625	2,625
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	10,000	15,000



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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
OS	OSAGE CLAY	IMP PST	58		0	4.500	162	162	731	731
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	5.500	171	171	939	939
IMP PST Totals						10.000			1,670	1,670
Total Agland						10.000			1,670	1,670