




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 660002981 Parcel ID 20N16E-04-1-00000-000-0000 Cadastral ID 04-20-16-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 181514 PIGUET, STANLEY W 25175 S 4150 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25175 S 4150 RD Subdivision Lot/Block / Parcel Size 8 - Acres Sec/Twn/Rng 4 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S001 - CLAREMORE SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-16\IMG 9/16/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24638367 -95.61768778 TRACT CONTAINING 8 AC MOL BEING DESCRIBED FOR TAX PURPOSES ONLY AS: BEG AT SW/C OF A TRACT OF LAND DESC ON 2425-630 SAID POINT BEING APPROX 849.61' SOUTH OF THE NW/C GOVT LOT 4; THENCE EASTERLY ALONG AND BEYOND THE SOUTHERLY LINE OF SAID TRACT 2425-630 TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED ON																																																																																																																									
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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-16\IMG 9/16/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Metal
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,540
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 13

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	62.58	Total Misc Impr	+ 8,976				
Roofing Adj	+ 4.54	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 133,208				
Heat/Cool Adj	+ 10.30	Depreciation (17%)	- 22,645				
Plumbing Adj	+ 3.25	Lump Sums	+ 43,785				
Basement Adj	+ 0.00	RCNLD	= 154,348				
Adj Base Cost	= 80.67	Lot Value	+				
Total Area	x 1,540	Indicated Value	= 154,348				
Adjusted Cost	= 124,232	Value Per SqFt	100.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,348		
Lot Value			
Indicated Value	154,348	100.23	Per SqFt
Agland Value	1,142		
Site Improvements	10,444		
Total Value	165,934	107.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7547	20x10		200	20.67		4,134
UTIL	Utility Building	182518	2780		2,780	26.25	40%	43,785
LNT0	Lean To - Attached	182519	30x12		360	8.47		3,049
WDBS	Wood Burning Stove			1	1	1,793.08		1,793



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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	1	Slab	20	1 St/SI	1,540	1.000	1,540
2	M	PRCH		20	SLBC	200	1.000	200
3	M	UTIL		20	Utility Bldg	2,780	1.000	2,780
4	M	LNTO		20	LNTO	360	1.000	360
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		17,285
	Qual 3	Cond 3	Year 2000	Eff Age 13		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (2.72 x 17,285) 47,015		47,015	37,612	9,403

GBST	Grain Bin - Storage	14x14x12	Concrete		1,889
Qual 3	Cond 3	Year 1990	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (1.90 x 1,889) 3,589		3,589	2,548	1,041



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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	IMP PST	51			8.000	143	143	1,142	1,142
IMP PST Totals						8.000			1,142	1,142
Total Agland						8.000			1,142	1,142