



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004500 <b>Parcel ID</b> 21N17E-05-3-00000-000-0000 <b>Cadastral ID</b> 05-21-17-03200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 51674 AKIN, JOHN A & SHIRLEY M  19555 S 4200 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19555 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 17 / 3 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32655023 -95.52417411 SW NW SW LESS S 295' OF E 295' THEREOF																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	8.1462	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	354,847.00 x .32 = 114,603	
Factor Value		
Adjustments	1.0000	
Lot Value	114,603	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,634 / 1,634
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,634
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	518 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

Cost Approach		Manual : 01/2025	
Base Cost	105.07	Total Misc Impr	+ 10,558
Roofing Adj	+ 4.44	Garage Cost	+ 14,110
Subfloor Adj	+ -1.15	Total RCN	= 230,911
Heat/Cool Adj	+ 11.47	Depreciation ( 50%)	- 115,456
Plumbing Adj	+ 6.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 115,455
Adj Base Cost	= 126.22	Lot Value	+ 114,603
Total Area	x 1,634	Indicated Value	= 230,058
Adjusted Cost	= 206,243	Value Per SqFt	140.79

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	170,991 104.65 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	115,455
Lot Value	114,603
Indicated Value	230,058 140.79 Per SqFt
Agland Value	
Site Improvements	6,756
Total Value	236,814 144.93 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11673		146	146	23.77		3,470
PATO	SLAB PORCH - OPEN	149442	14x10		140	10.51		1,471
PATO	SLAB PORCH - OPEN	149443	8x6		48	10.86		521



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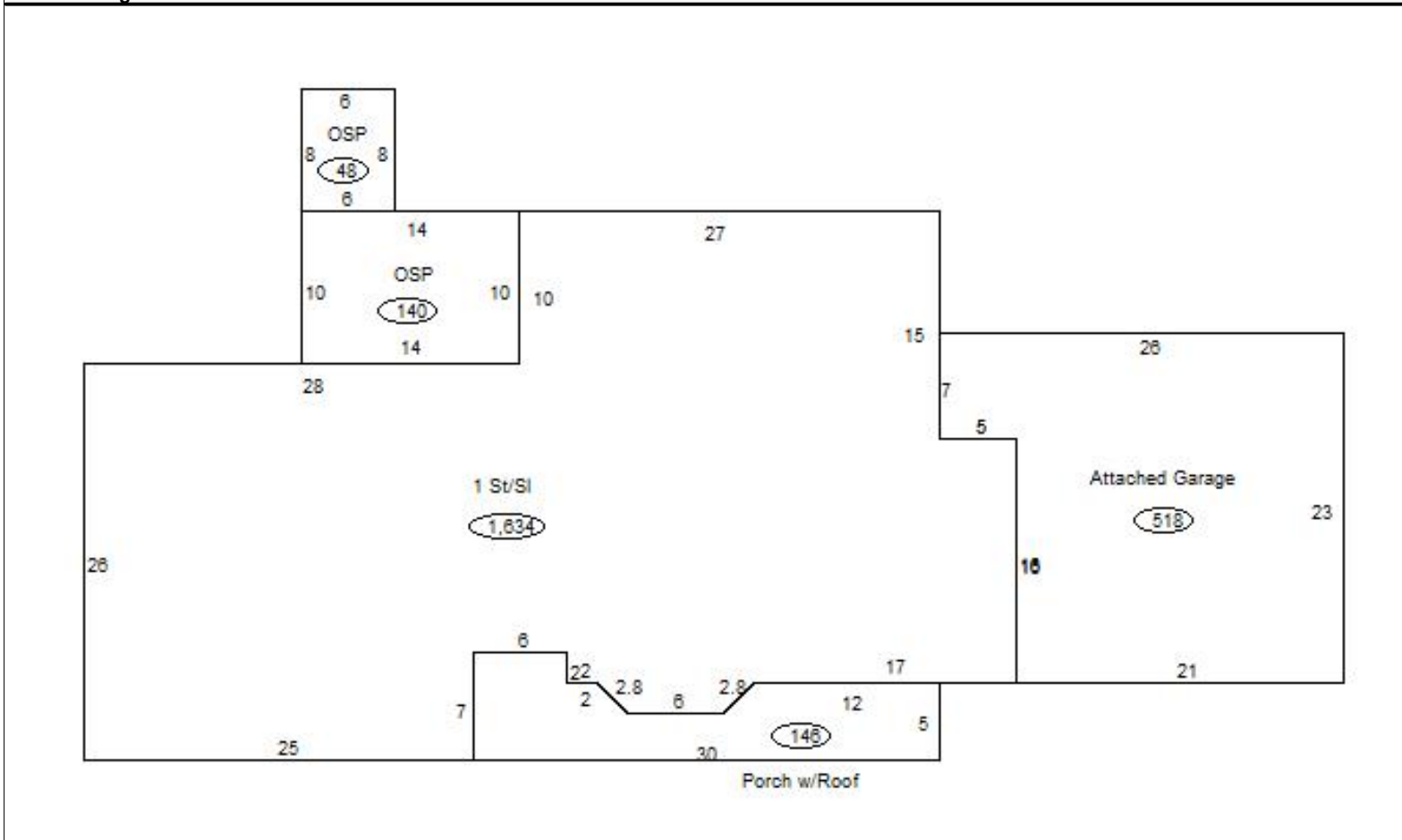
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Sketch Image

660004500



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,634	1.000	1,634
2	G	1		13	Attached Garage	518	1.000	518
3	M	PRCH		13	SLBC	146	1.000	146
4	M	PATO		13	Open Slab	140	1.000	140
5	M	PATO		13	Open Slab	48	1.000	48
<b>Total Building Area</b>						1,634		1,634



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.28 x 480)	15,014	15,014	8,258	6,756
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				