



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:51:15
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004502 Parcel ID 21N17E-05-2-00000-000-0000 Cadastral ID 05-21-17-03500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 273230 CLIFTON, STEPHEN E & AMANDA J TRUSTEES S & A CLIFTON LIVING TRUST 19535 S 4200 RD UNIT A CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19535 S 4200 RD UNIT B Subdivision Lot/Block / Parcel Size 13.33 - Acres Sec/Twn/Rng 5 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32881154 -95.52375870					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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 Time 15:51:15
 Page 2

Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size			
Lot Count			
Units Buildable	13.33		
Non-Ag Acres	13.5731		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	591,246.00 x .31 = 180,795		
Factor Value			
Adjustments	1.0000		
Lot Value	180,795		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,680
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	257,670	153.38	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	96.02	Total Misc Impr	+	16,525	
Roofing Adj	+ 4.55	Garage Cost	+	16,627	
Subfloor Adj	+ -2.19	Total RCN	=	239,187	
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	52,621	
Plumbing Adj	+ 11.62	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	186,566	
Adj Base Cost	= 122.64	Lot Value	+	180,795	
Total Area	x 1,680	Indicated Value	=	367,361	
Adjusted Cost	= 206,035	Value Per SqFt		218.67	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,566		
Lot Value	180,795		
Indicated Value	367,361	218.67	Per SqFt
Agland Value			
Site Improvements	37,125		
Total Value	404,486	240.77	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	11684	40x8		320	25.93		8,298
PATO	SLAB PORCH - OPEN	11686	18x16		288	9.07		2,612



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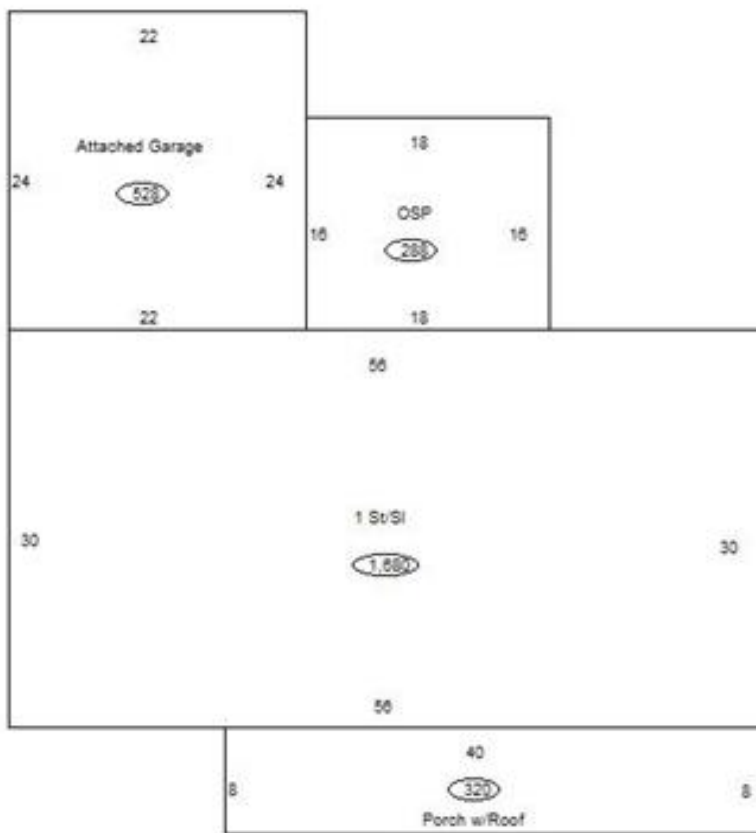
Date 04/17/2026

Time 15:51:15

Page 3

Sketch Image

660004502



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,680	1.000	1,680
2	M	PRCH		13	SLBC	320	1.000	320
3	G	1	Slab	13	Attached Garage	528	1.000	528
4	M	PATO		13	Open Slab	288	1.000	288
Total Building Area						1,680		1,680



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Page 4

660004502

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (27.50 x 1,500)		41,250	41,250	4,125	37,125
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					