




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:41:58  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004510 <b>Parcel ID</b> 21N17E-05-3-00000-000-0000 <b>Cadastral ID</b> 05-21-17-04200 <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> 328310 WADSWORTH, DUANE PAUL & SUZANNE  19717 S 4200 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19655 S 4200 RD UNIT A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .95 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 17 / 3 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660004510 08/04/25</p> <p>660004510_008.JPG 8/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32520171 -95.52476070																																																																																																																									
<b>S 180' OF N 208.75' OF W 230' NW SW SW</b>					<b>Building Permits</b> <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>R20</td> <td>R21- MH DEMO'D PER OWNER</td> <td>06/2020</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- MH DEMO'D PER OWNER	06/2020	01/2021																																																																																																							
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.95							
Non-Ag Acres	0.8833							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	38,476.00 x .58 = 22,316			660004510_008.JPG 8/11/2025				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	22,316			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code				
Quality	2 - Fair			Adusted R				
Architecture				Indicated Value				
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	100% Frame, Siding, Metal			Selection Model 1 Res				
Base/Total Area	1,100 / 1,100			Adjustment Model A2 AO Test				
Style	100% One Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	4 Metal, Preformed			<b>Value Reconciliation</b>				
Area on Slab	1,100			Selected Approach Cost Approach				
Fixture/RghIn	/			Improvements 143,009				
Bed/F/H Bath	1 / 1.0 /			Lot Value 22,316				
Basement Area				Indicated Value 165,325 150.30 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	2025 / 1			Total Value 165,325 150.30 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	91.81	Total Misc Impr	+ 20,715					
Roofing Adj	+ 4.83	Garage Cost	+ 20,715					
Subfloor Adj	+ 0.00	Total RCN	= 144,454					
Heat/Cool Adj	+ 10.30	Depreciation ( 1%)	- 1,445					
Plumbing Adj	+ 5.55	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 143,009					
Adj Base Cost	= 112.49	Lot Value	+ 22,316					
Total Area	x 1,100	Indicated Value	= 165,325					
Adjusted Cost	= 123,739	Value Per SqFt	150.30					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172862	1084		1,084	19.11		20,715



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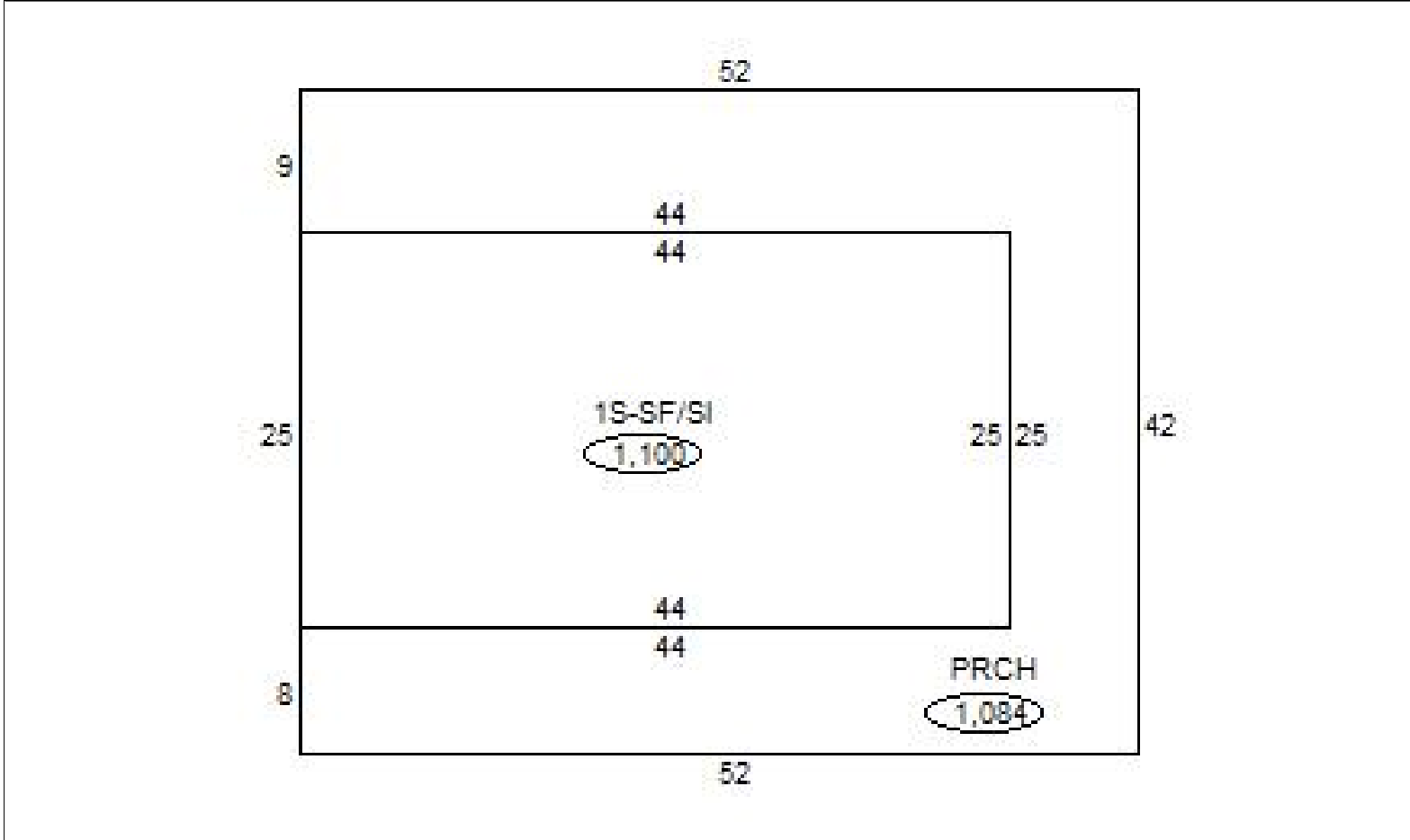
Date 04/18/2026

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Sketch Image

660004510



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,100	1.000	1,100
2	M	PRCH		20	PRCH	1,084	1.000	1,084
<b>Total Building Area</b>						<b>1,100</b>		<b>1,100</b>