



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:28:22
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Assessment Data					Primary Image																																																																																																																				
Account 660005650 Parcel ID 000000-00-0-00813-001-0004 Cadastral ID 06-21-17-00130 Property Type REAL - Real Property Property Class RAP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 294850 SCOGGIN, WILLIAM P & TERRI L 16826 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16826 E 470 RD Subdivision THOMAS HEIGHTS Lot/Block 0004 / 0001 Parcel Size 3 - Lots Sec/Twn/Rng 6 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
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Legal Description					Building Permits																																																																																																																				
LOTS 2,3 & 4 BLOCK 1 THOMAS HEIGHTS Lat/Long: 36.33541444 -95.52812580					<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																																																																																																											
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.97	Total Misc Impr	+ 4,577				
Roofing Adj	+ 3.86	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 236,359				
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 115,816				
Plumbing Adj	+ 6.59	Lump Sums	+ 9,291				
Basement Adj	+ 0.00	RCNLD	= 129,834				
Adj Base Cost	= 120.72	Lot Value	+ 0				
Total Area	x 1,920	Indicated Value	= 129,834				
Adjusted Cost	= 231,782	Value Per SqFt	67.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,834		
Lot Value			
Indicated Value	129,834	67.62	Per SqFt
Agland Value	2,529		
Site Improvements	50,979		
Total Value	183,342	95.49	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	4,576.55		4,577
WODC	WOOD DECK - COVERED	13502	388		388	26.48	20%	8,219
WODO	WOOD DECK - OPEN	13503	16x15		240	17.86	75%	1,072



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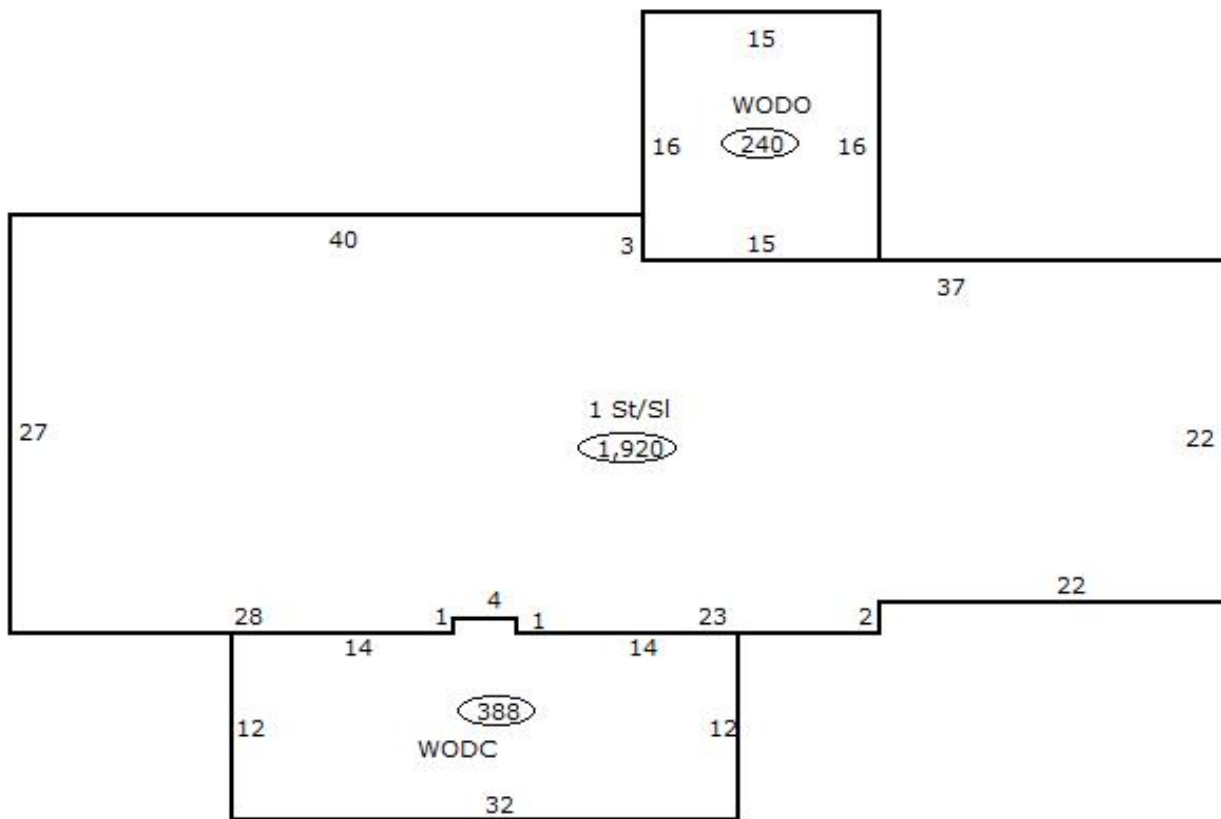
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,920	1.000	1,920
2	M	WODC		13	WODC	388	1.000	388
3	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,920		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x50x0			1,500	
	Qual 2	Cond 3	Year 2012	Eff Age	11		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (27.50 x 1,500)		41,250		41,250	6,188	35,062
	LT	LEAN-TO	20x25x0			500	
	Qual 3	Cond 3	Year 2012	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 500)		1,460		1,460	219	1,241
	DTGF	DETACHED GARAGE FAIR	24x24x0			576	
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 576)		9,216		9,216	4,147	5,069
	LF	LOAFING SHED	10x25x0			250	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 250)		1,065		1,065	799	266
	BARN	BARN	30x40x0			1,200	
	Qual 3	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (12.00 x 1,200)		14,400		14,400	5,760	8,640
	LT	LEAN-TO	10x40x0			400	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 400)		1,168		1,168	467	701
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			13.170	192	192	2,529	2,529
NTV PST Totals						13.170			2,529	2,529
Total Agland						13.170			2,529	2,529