



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:24:39  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010450 <b>Parcel ID</b> 21N15E-10-2-00000-000-0000 <b>Cadastral ID</b> 10-21-15-01600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 296139 ROACH, JOSHUA R  20555 S 4100 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20555 S 4100 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 105.9 - Acres <b>Sec/Twn/Rng</b> 10 / 21 / 15 / 2 <b>Neighborhood</b> 6070 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0017. 7/27/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31534861 -95.70086812 N2 SE NW & SW SE NW & SW NW & NW SW LESS & EXCEPT NW NW SW NW & LESS THAT PORTION OF NW SW LYING W OF C/L OF COUNTY RD.																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,764 / 2,764
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,764
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	846 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

Cost Approach		Manual : 01/2025	
Base Cost	111.04	Total Misc Impr	+ 36,172
Roofing Adj	+ 5.73	Garage Cost	+ 38,425
Subfloor Adj	+ -4.41	Total RCN	= 455,449
Heat/Cool Adj	+ 16.31	Depreciation ( 9%)	- 40,990
Plumbing Adj	+ 9.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 414,459
Adj Base Cost	= 137.79	Lot Value	+ 414,459
Total Area	x 2,764	Indicated Value	= 414,459
Adjusted Cost	= 380,852	Value Per SqFt	149.95

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	414,459
Lot Value	
Indicated Value	414,459
Agland Value	12,768
Site Improvements	20,100
Total Value	861,786

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	121040		220	220	32.19		7,082
PRCH	SLAB PORCH - COVERED	121041		713	713	30.64		21,846



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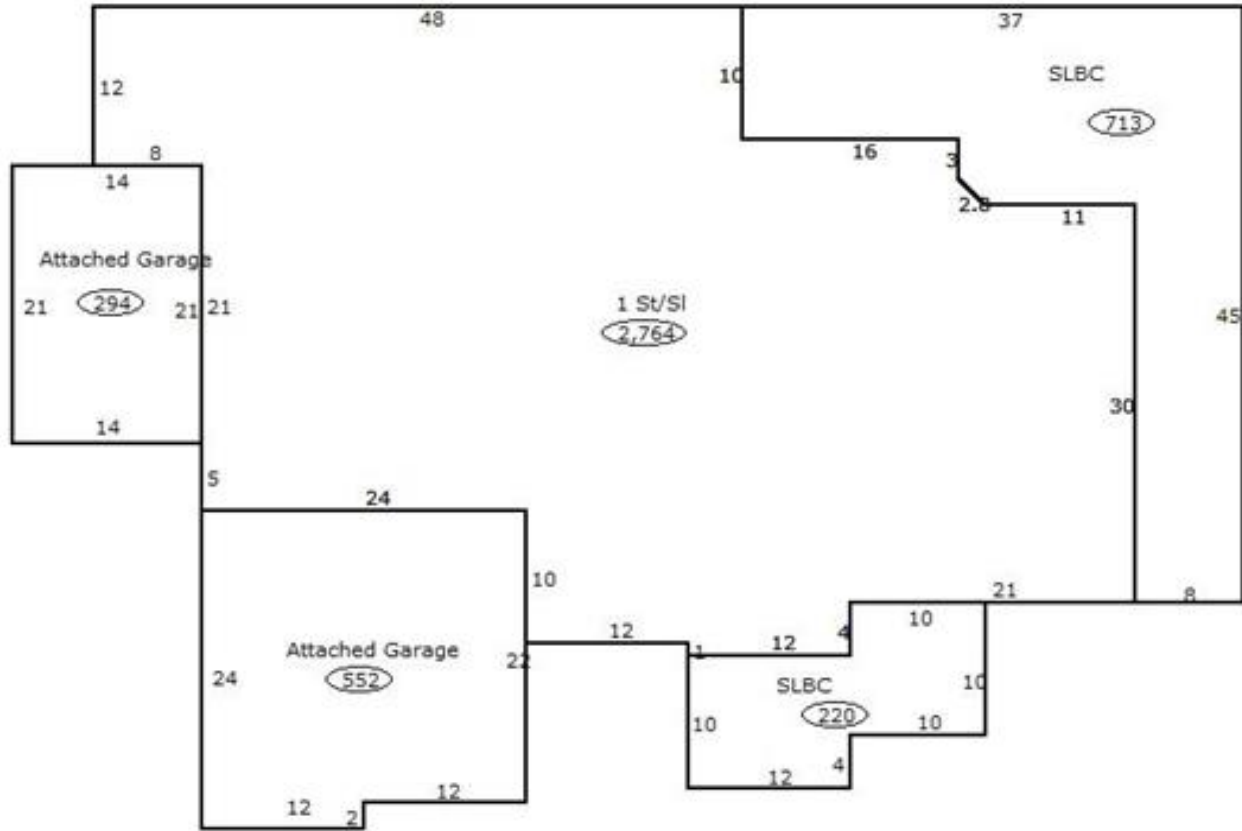
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	294	1.000	294
2	R	1	Slab	13	1 St/SI	2,764	1.000	2,764
3	G	1		13	Attached Garage	552	1.000	552
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PRCH		13	SLBC	713	1.000	713
<b>Total Building Area</b>						2,764		2,764



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2018	Eff Age 6	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	9,900	20,100



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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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			6.371	81	81	516	516
OS	OSAGE CLAY	TMBR	58			38.766	104	104	4,047	4,047
OS	OSAGE CLAY	NTV PST	58			.118	139	139	16	16
SO	SOGN SOILS	TMBR	15			5.930	27	27	160	160
SUB	SUMMIT SILTY CLAY LOAM 1-	TMBR	78			16.496	140	140	2,316	2,316
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			11.604	121	121	1,399	1,399
VE	VERDIGRIS CLAY LOAM	NTV PST	90			.057	216	216	12	12
VE	VERDIGRIS CLAY LOAM	TMBR	90			26.557	162	162	4,302	4,302
<b>TMBR Totals</b>						105.900			12,768	12,768
<b>Total Agland</b>						105.900			12,768	12,768