



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 10:04:14
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Assessment Data					Primary Image																																																																																																																				
Account 660010451 Parcel ID 21N15E-10-2-00000-000-0000 Cadastral ID 10-21-15-01700 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 115314 LINDSEY, CHARLES E & SAMMY S-TRUSTEES 20017 S 4100 RD CLAREMORE OK 74019-																																																																																																																									
Parcel Location Situs 20017 S 4100 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 10 / 21 / 15 / 2 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32016511 -95.69993824					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>R20</td> <td>R22- ADDTL 911 ADDRESS ASSGND</td> <td>07/2020</td> <td>10/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- ADDTL 911 ADDRESS ASSGND	07/2020	10/2021																																																																																																							
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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	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,252 / 1,252
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 127



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.45	Total Misc Impr	+ 13,329				
Roofing Adj	+ 4.13	Garage Cost	+ 0				
Subfloor Adj	+ 2.37	Total RCN	= 173,898				
Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 139,118				
Plumbing Adj	+ 4.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 34,780				
Adj Base Cost	= 128.25	Lot Value	+ 0				
Total Area	x 1,252	Indicated Value	= 34,780				
Adjusted Cost	= 160,569	Value Per SqFt	27.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,780		
Lot Value			
Indicated Value	34,780	27.78	Per SqFt
Agland Value	11,493		
Site Improvements	4,102		
Total Value	85,155	68.02	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
CPDT	CARPORT - DETACHED	24347	864		864	10.13		8,752



Rogers

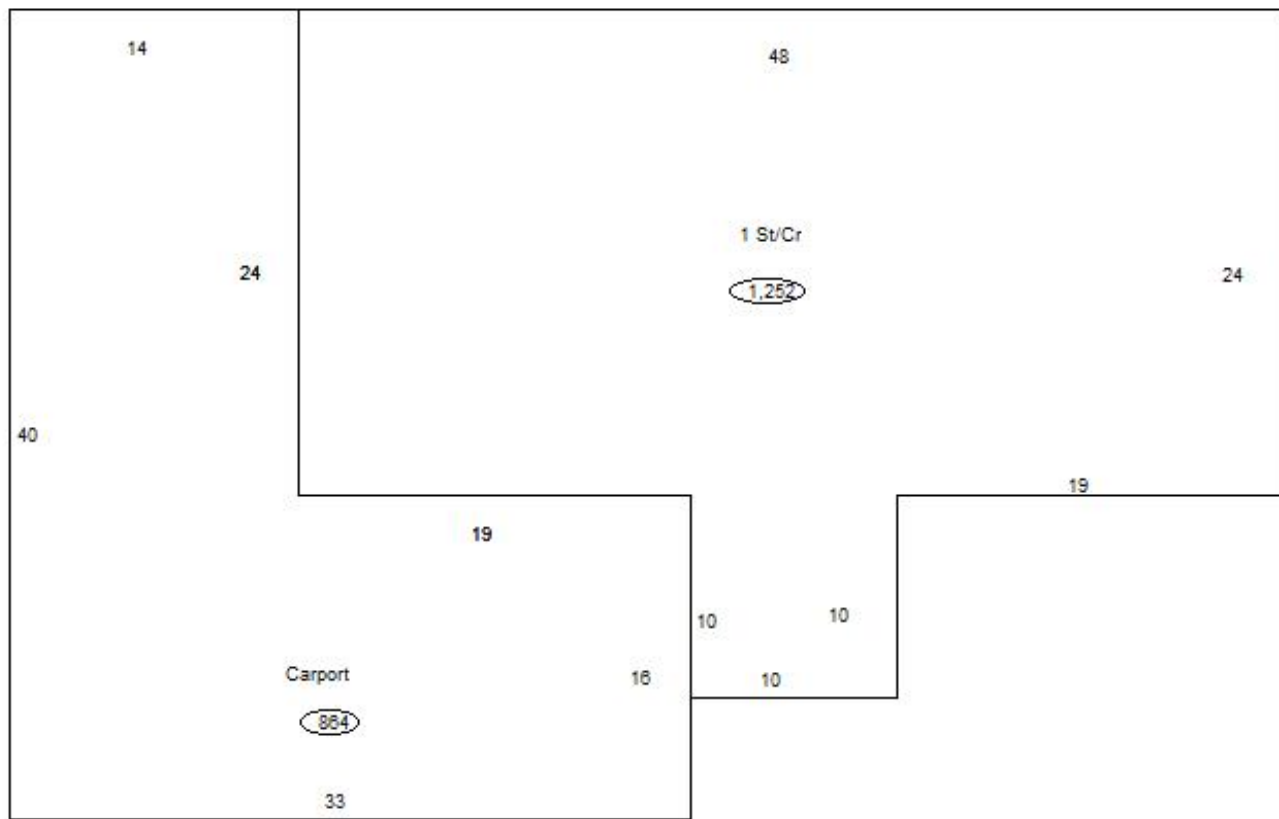
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Sketch Image

660010451



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,252	1.000	1,252
2	M	CPDT		10	Carport	864	1.000	864
Total Building Area						1,252		1,252



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			588
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (8.72 x 588)	5,127		5,127	1,025
				4,102



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,456 / 2,456
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,456
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	815 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	363,051		
Lot Value			
Indicated Value	363,051	147.82	Per SqFt
Agland Value			
Site Improvements	34,769		
Total Value	397,820	161.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.55	Total Misc Impr	+	20,468			
Roofing Adj	+ 5.18	Garage Cost	+	38,012			
Subfloor Adj	+ -3.39	Total RCN	=	378,178			
Heat/Cool Adj	+ 14.47	Depreciation (4%)	-	15,127			
Plumbing Adj	+ 5.36	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	363,051			
Adj Base Cost	= 130.17	Lot Value	+				
Total Area	x 2,456	Indicated Value	=	363,051			
Adjusted Cost	= 319,698	Value Per SqFt		147.82			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151951	19x13		247	28.65		7,077
PATO	Slab Porch - Open	151952	13x8		104	12.89		1,341
PRCH	Slab Porch - Covered	151953	195		195	28.82		5,620
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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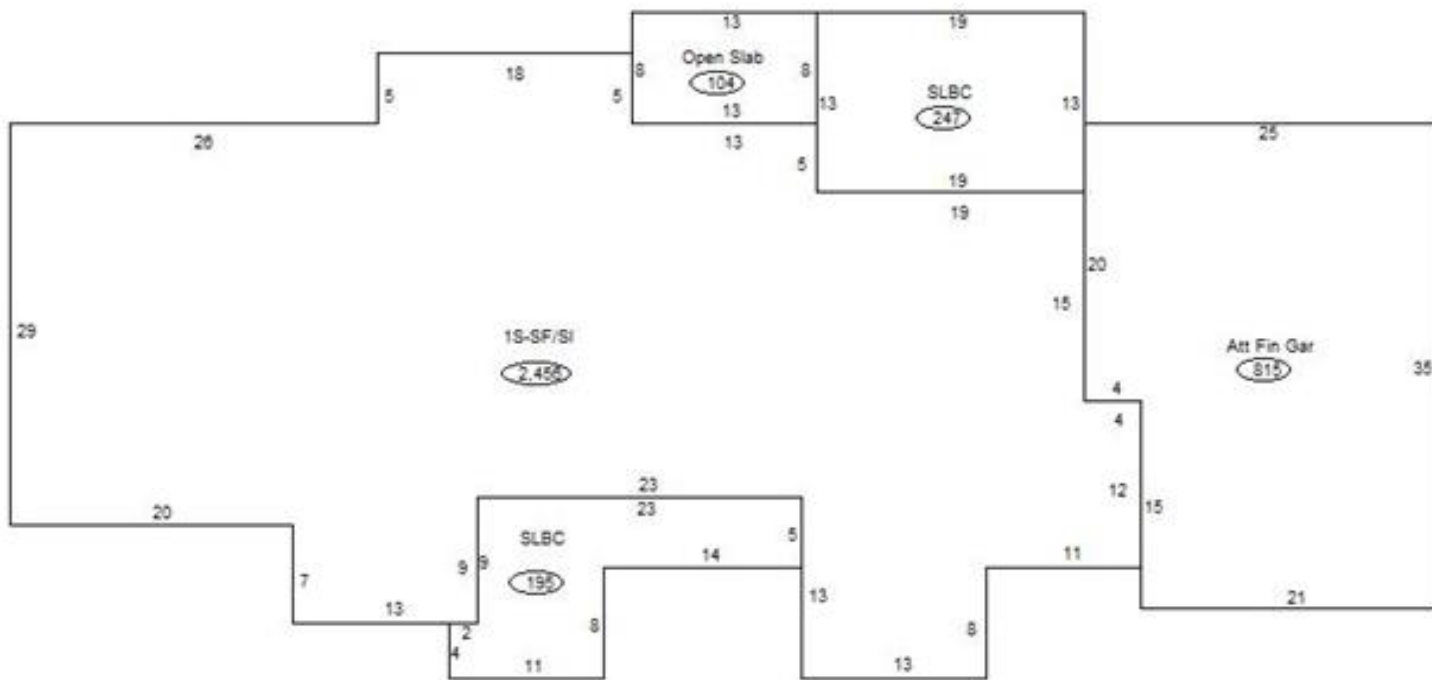
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Sketch Image

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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	1S-SF/SI	2,456	1.000	2,456
2	G	5		13	Att Fin Gar	815	1.000	815
3	M	PRCH		13	SLBC	247	1.000	247
4	M	PATO		13	Open Slab	104	1.000	104
5	M	PRCH		13	SLBC	195	1.000	195
Total Building Area						2,456		2,456



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual 2	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (31.84 x 1,200)	38,208	38,208	3,439	34,769



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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			8.851	81	81	717	717
OS	OSAGE CLAY	TMBR	58			19.261	104	104	2,011	2,011
OS	OSAGE CLAY	NTV PST	58			1.981	139	139	276	276
RS	ROUGH STONY LAND	TMBR	20			1.166	36	36	42	42
SUB	SUMMIT SILTY CLAY LOAM 1-	TMBR	78			7.010	140	140	984	984
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			23.448	187	187	4,390	4,390
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			8.931	121	121	1,077	1,077
VE	VERDIGRIS CLAY LOAM	TMBR	90			.448	162	162	73	73
VE	VERDIGRIS CLAY LOAM	NTV PST	90			8.903	216	216	1,923	1,923
NTV PST Totals						80.000			11,493	11,493
Total Agland						80.000			11,493	11,493