




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:16:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010948 Parcel ID 21N16E-10-4-00000-000-0000 Cadastral ID 10-21-16-13900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 314226 DYER ADAMS PROPERTY #2 LLC 13877 E ANDERSON DR CLAREMORE OK 74017-0000 Parcel Location Situs 20942 S ANDERSON WAY Subdivision Lot/Block / Parcel Size .7 - Acres Sec/Twn/Rng 10 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (354)\IMG_0006.JPG 6/25/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.30763330 -95.58384557 S 200' OF E2 E2 E2 SW SE LESS TR BEG SE/C SE SW SE, N 65', E 166 17', S 64.91' TO POB																																																																																																																									
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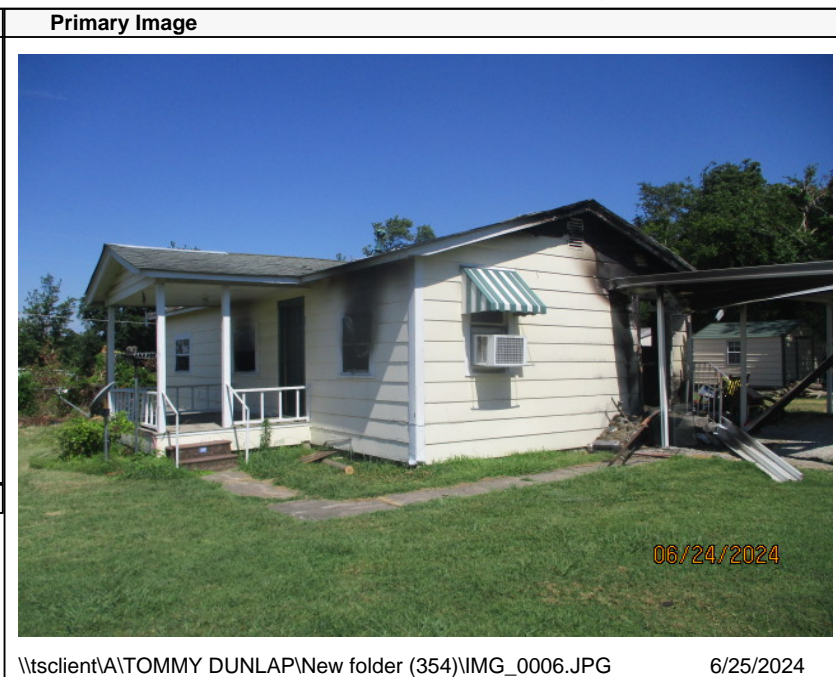
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	24150		
Non-Ag Acres	0.5137		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	22,378.00 x .88 = 19,693		
Factor Value			
Adjustments	1.0000		
Lot Value	19,693		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	800 / 800
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	42,960 53.70 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	87.93	Total Misc Impr	+	0	
Roofing Adj	+ 4.17	Garage Cost	+		
Subfloor Adj	+ 2.62	Total RCN	=	80,952	
Heat/Cool Adj	+ 0.70	Depreciation (100%)	-	80,952	
Plumbing Adj	+ 5.77	Lump Sums	+	3,653	
Basement Adj	+ 0.00	RCNLD	=	3,653	
Adj Base Cost	= 101.19	Lot Value	+	19,693	
Total Area	x 800	Indicated Value	=	23,346	
Adjusted Cost	= 80,952	Value Per SqFt		29.18	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	3,653
Lot Value	19,693
Indicated Value	23,346 29.18 Per SqFt
Agland Value	
Site Improvements	5,627
Total Value	28,973 36.22 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	WOOD DECK - COVERED	26260	12x8		96	38.05	3,653



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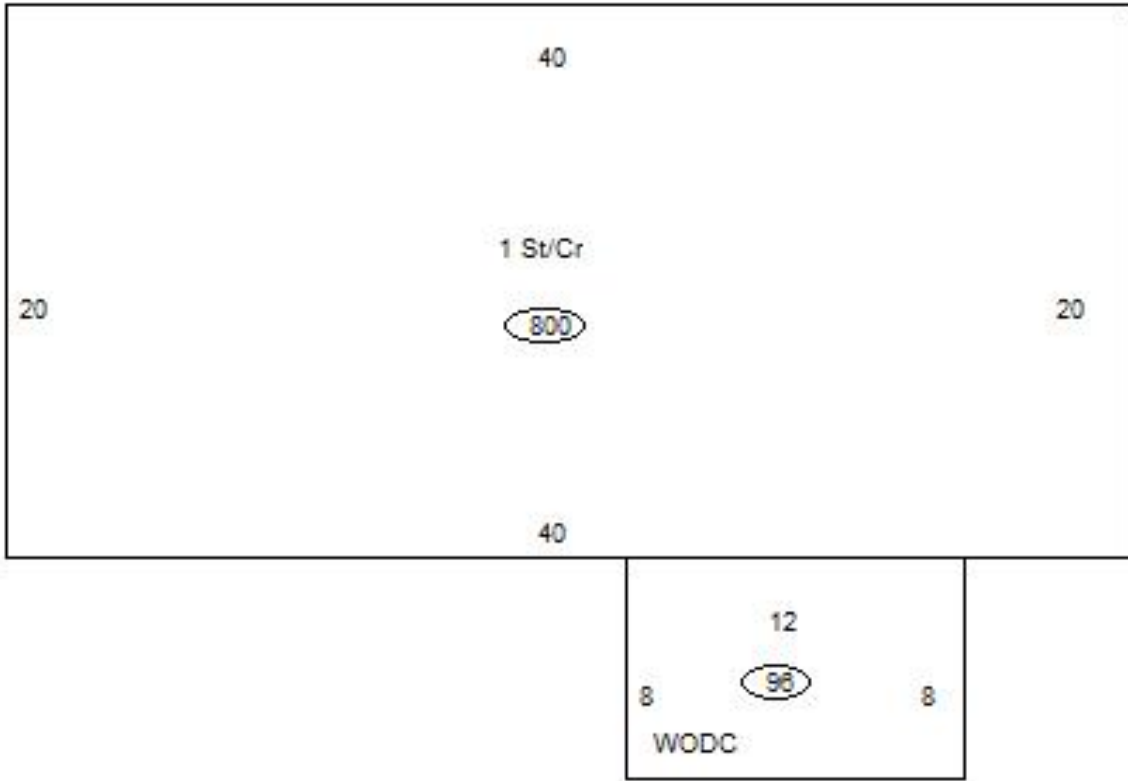
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Sketch Image

660010948



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	800	1.000	800
2	M	WODC		10	WODC	96	1.000	96
Total Building Area						800		800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	18x11x0			198	
	Qual	Cond	Year	2019	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (11.36 x 198)		2,249		2,249	2,249	
	UTIL	SHOP BUILDING	0x0x0			360	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 360)		11,261		11,261	7,883	3,378