



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:16:54
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Assessment Data					Primary Image																																																																																																																				
Account 660010953 Parcel ID 21N16E-10-4-00000-000-0000 Cadastral ID 10-21-16-14200 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 314224 DYER ADAMS PROPERTY #1 LLC 13877 E ANDERSON DR CLAREMORE OK 74017-0000 Parcel Location Situs 13815 E ANDERSON DR Subdivision Lot/Block / Parcel Size .45 - Acres Sec/Twn/Rng 10 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-5\IMG_0017. 7/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30946314 -95.58149031 W 65' E 118' NW SE SE LESS N 360'.																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4491		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	19,562.00 x .88 = 17,215		
Factor Value			
Adjustments	1.0000		
Lot Value	17,215		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	912 / 912
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	1955 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	40,654 44.58 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	92.37	Total Misc Impr	+ 4,266
Roofing Adj	+ 4.25	Garage Cost	+
Subfloor Adj	+ 2.55	Total RCN	= 100,181
Heat/Cool Adj	+ 0.73	Depreciation (53%)	- 53,096
Plumbing Adj	+ 5.27	Lump Sums	+ 2,580
Basement Adj	+ 0.00	RCNLD	= 49,665
Adj Base Cost	= 105.17	Lot Value	+ 17,215
Total Area	x 912	Indicated Value	= 66,880
Adjusted Cost	= 95,915	Value Per SqFt	73.33

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	49,665
Lot Value	17,215
Indicated Value	66,880 73.33 Per SqFt
Agland Value	
Site Improvements	1,526
Total Value	68,406 75.01 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26262	8x6		48	20.41		980
WODC	WOOD DECK - COVERED	26263	12x5		60	43.00		2,580
PATO	SLAB PORCH - OPEN	143535	8x4		32	9.69		310
PRCH	SLAB PORCH - COVERED	143536	8x4		32	20.46		655
CPDT	CARPORT - DETACHED	143538	22x11		242	9.59		2,321



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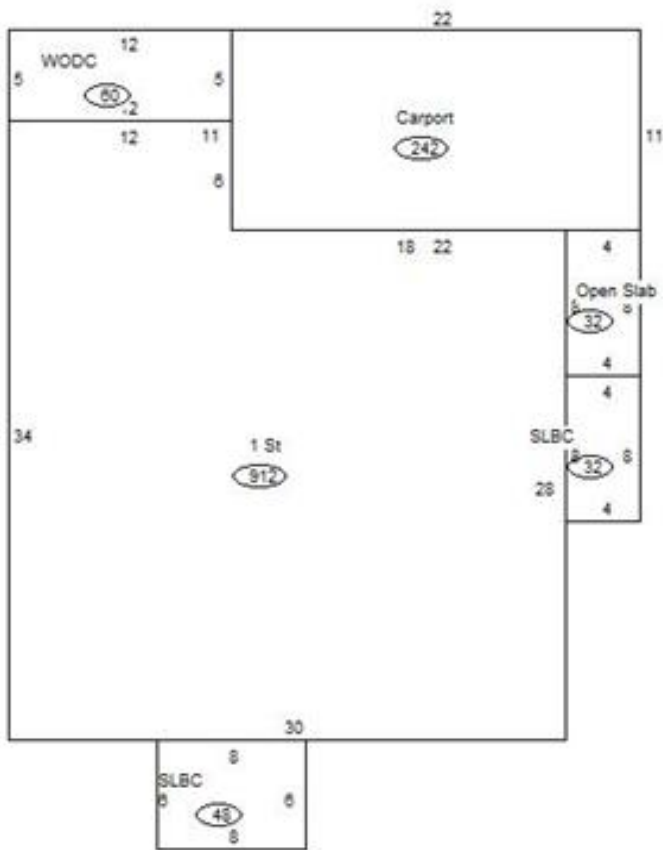
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		10	1 St	912	1.000	912
2	M	PRCH		10	SLBC	48	1.000	48
3	M	WODC		10	WODC	60	1.000	60
4	M	PATO		10	Open Slab	32	1.000	32
5	M	PRCH		10	SLBC	32	1.000	32
6	M	CPDT		10	Carport	242	1.000	242
Total Building Area						912		912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			728	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 728)		7,629		7,629	6,103	1,526
	STF	STG FAIR	0x0x0			128	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 128)		599		599	599	
	HS	HAY SHED	0x0x0			784	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 784)		3,669		3,669	3,669	
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						