



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:25:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010961 Parcel ID 21N16E-10-4-00000-000-0000 Cadastral ID 10-21-16-14900 Property Type REAL - Real Property Property Class RC VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 313367 COE FAMILY LLC C/O CHRISTY ARMBRISTER 23132 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 13905 E HWY 20 Subdivision Lot/Block / Parcel Size .98 - Acres Sec/Twn/Rng 10 / 21 / 16 / 4 Neighborhood 90000 - COMMERCIAL School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-5\IMG_0023. 7/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30797960 -95.58040339 W 99.82' OF E 466' OF S 488' LESS W 25' OF S 253' THEREOF SE SE SE LESS HY																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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></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
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable 1</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p style="text-align: right; color: orange;">07/05/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,348 / 1,348
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 62



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Cost Approach				Manual : 01/2025			
Base Cost	77.24	Total Misc Impr	+ 4,076				
Roofing Adj	+ 3.66	Garage Cost	+ 0				
Subfloor Adj	+ 2.30	Total RCN	= 143,648				
Heat/Cool Adj	+ 9.48	Depreciation (69%)	- 99,117				
Plumbing Adj	+ 10.86	Lump Sums	+ 10,549				
Basement Adj	+ 0.00	RCNLD	= 55,080				
Adj Base Cost	= 103.54	Lot Value	+ 0				
Total Area	x 1,348	Indicated Value	= 55,080				
Adjusted Cost	= 139,572	Value Per SqFt	40.86				

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	55,080		
Lot Value			
Indicated Value	55,080	40.86	Per SqFt
Agland Value			
Site Improvements	809		
Total Value	55,889	41.46	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
@N28.9	BASEMENT MIN FIN	0	140		140	28.90	4,046
PRCH	SLAB PORCH - COVERED	26281	5x3		15	18.38	276
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	26282	24x8		192	19.79	3,800
WODC	WOOD DECK - COVERED	26283	28x8		224	29.03	6,503



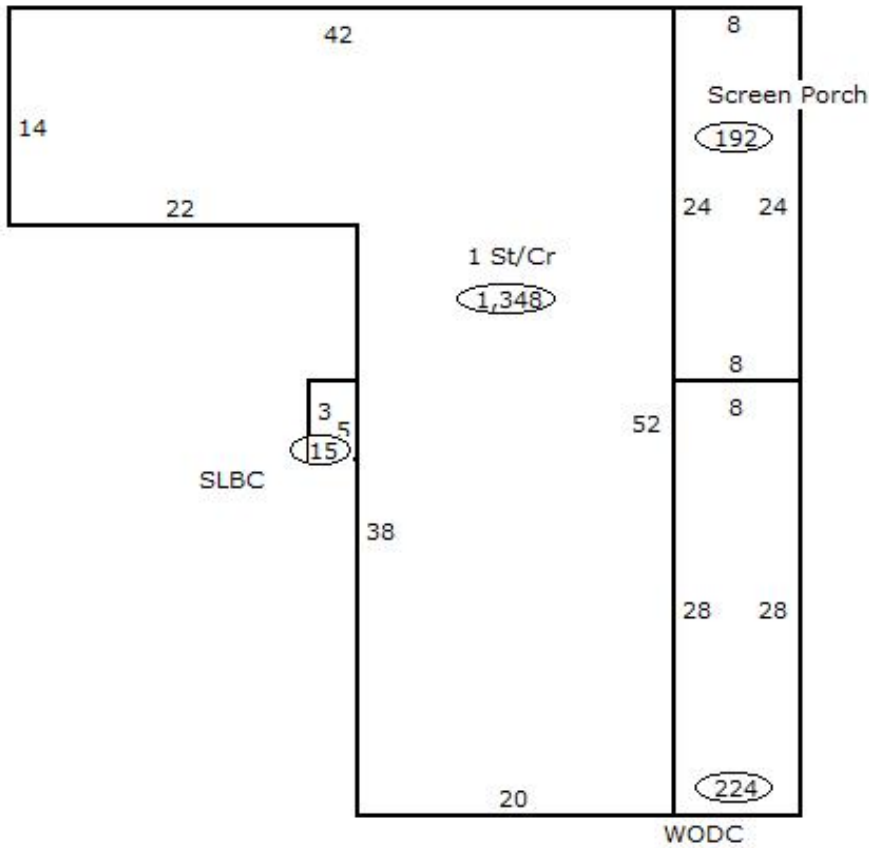
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Sketch Image

660010961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,348	1.000	1,348
2	M	PRCH		13	SLBC	15	1.000	15
3	M	EPKS		13	Screen Porch	192	1.000	192
4	M	WODC		13	WODC	224	1.000	224
Total Building Area						1,348		1,348



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			384	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 384)		1,797		1,797	988	809
	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)						
	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)						
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.98		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	26,950.00 x 1.00 = 26,950		
Factor Value	0		
Adjustments			
Lot Value	26,950		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026465
Total Building Area	4,416	Image Date	6/12/2023
Total Base Value	295,763	Name	IMG_0008.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	295,763		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	62,110		
Economic Depreciation			
RCNLD (All Sources)	62,110		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	62,110		
Land Value	26,950		
Cost Approach Value	89,060		20.17/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	55,080
Miscellaneous Income		Land Value	26,950
Effective Gross Income (EGI)		Total Appraised Value	89,060
Total Expenses			20.17/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account 660010961
Parcel ID 21N16E-10-4-00000-000-0000
Cadastral ID 10-21-16-14900

Tax Area Code 5
Property Class RC
Owners Name COE FAMILY LLC

Building Data

Building ID 1500
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,016
Average Perimeter 216
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1970
Effective Age 36
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0009.JPG
Image Date 6/12/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.71
Wall Cost 24.70
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 67.41
Total Area 2,016
Base RCN 135,899
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 135,899
Physical Depreciation 79%
Functional Depreciation
Total Depreciation 79% (107,360)
Total RCNLD 28,539
Lump Sums
Total Building Value 28,539 \$ 14.16 Per SqFt



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Parcel ID 21N16E-10-4-00000-000-0000
Cadastral ID 10-21-16-14900

Tax Area Code 5
Property Class RC
Owners Name COE FAMILY LLC

Building Data

Building ID 1501
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1980
Effective Age 30
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0008.JPG
Image Date 6/12/2023
Image Name IMG_0008.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.04
Wall Cost 18.57
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 66.61
Total Area 2,400
Base RCN 159,864
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 159,864
Physical Depreciation 79%
Functional Depreciation
Total Depreciation 79% (126,293)
Total RCNLD 33,571
Lump Sums
Total Building Value 33,571 \$ 13.99 Per SqFt