




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:58:32  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011972 <b>Parcel ID</b> 21N16E-11-3-00000-000-0000 <b>Cadastral ID</b> 11-21-16-00600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 322182 MCVAY, AMANDA & KENNETH WYDRA  20865 S 4170 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20865 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 11.92 - Acres <b>Sec/Twn/Rng</b> 11 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-10\IMG_003i 7/10/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30936222 -95.57689447 N2 SE SW & SE SW SW & N2 SW SW LYING N TURNPIKE & S2 SE NW SW & S2 SW NE SW LESS TR BEG 220.04' N SW/C NW SW SW, TH N 439.06' TO NW/C NW SW SW, TH E 230.21', S 237.18'; E 6.99', S 202', W 237.2' TO POB AND LESS 2 TRACTS OF LAND DESC ON 2572-632 1ST																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	11.6001	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	505,299.00 x .28 = 141,135	
Factor Value		
Adjustments	1.0000	
Lot Value	141,135	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,272 / 2,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Carport - Gable Roof
Remodel	RMA -
Year/Eff Age	1920 / 54



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-10\IMG\_003I 7/10/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,822	81.35	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	110.13	Total Misc Impr	+	19,277	
Roofing Adj	+ 4.57	Garage Cost	+	3,936	
Subfloor Adj	+ 0.00	Total RCN	=	324,026	
Heat/Cool Adj	+ 12.64	Depreciation ( 58%)	-	187,935	
Plumbing Adj	+ 5.06	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	136,091	
Adj Base Cost	= 132.40	Lot Value	+	141,135	
Total Area	x 2,272	Indicated Value	=	277,226	
Adjusted Cost	= 300,813	Value Per SqFt		122.02	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,091		
Lot Value	141,135		
Indicated Value	277,226	122.02	Per SqFt
Agland Value			
Site Improvements	337		
Total Value	277,563	122.17	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	28811	60x9		540	25.30		13,662





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			240
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 240)		1,123		1,123	786	337