



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:00:39
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011999 Parcel ID 21N16E-11-1-00000-000-0000 Cadastral ID 11-21-16-03100 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 95724 MASSEY, DONALD L & J MELINDA-TRUSTEES 14901 E 484 RD CLAREMORE OK 74019-0000					<p>\\tsclient\A\TOMMY DUNLAP\New folder (227)\IMG_0055.JPG 7/11/2023</p>																																																																																																																				
Parcel Location Situs 14901 E 484 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 11 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31469437 -95.56291215 TR IN SE SE NE & NE NE SE OF SEC BEG: ON E/L OF SE SE NE 513.3' S OF NE/C THEREOF AT INTERSECT. WITH N/L OF OK TNPK AUTH; SW ALG SD N/L 592' TO A PT; N 28-36 W 50' TO TRUE POB; N 0-14-40 W 284.04'; N 89-45- 20 E 200'; S 0-14-40 E 176.10' S 61-24 W 227.27' TO TRUE POB AND TR IN S2 SE NE & IN N2 NE SE DESC AS;					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>7982</td> <td>R5-WOODWORKING SHOP (ALREADY</td> <td>04/2003</td> <td>12/2004</td> <td>14,400</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7982	R5-WOODWORKING SHOP (ALREADY	04/2003	12/2004	14,400																																																																																																						
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 Time 05:00:39
 Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.1527 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 93,773.00 x .63 = 58,830 Factor Value Adjustments 1.0000 Lot Value 58,830		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



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Cost Approach		Manual : 01/2025	
Base Cost	88.55	Total Misc Impr	+ 3,366
Roofing Adj	+ 4.73	Garage Cost	+ 19,629
Subfloor Adj	+ 2.31	Total RCN	= 155,067
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 80,635
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,432
Adj Base Cost	= 110.06	Lot Value	+ 58,830
Total Area	x 1,200	Indicated Value	= 133,262
Adjusted Cost	= 132,072	Value Per SqFt	111.05

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,037	145.03	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,432		
Lot Value	58,830		
Indicated Value	133,262	111.05	Per SqFt
Agland Value			
Site Improvements	17,010		
Total Value	150,272	125.23	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	28846	18x9		162	20.78	3,366



Rogers

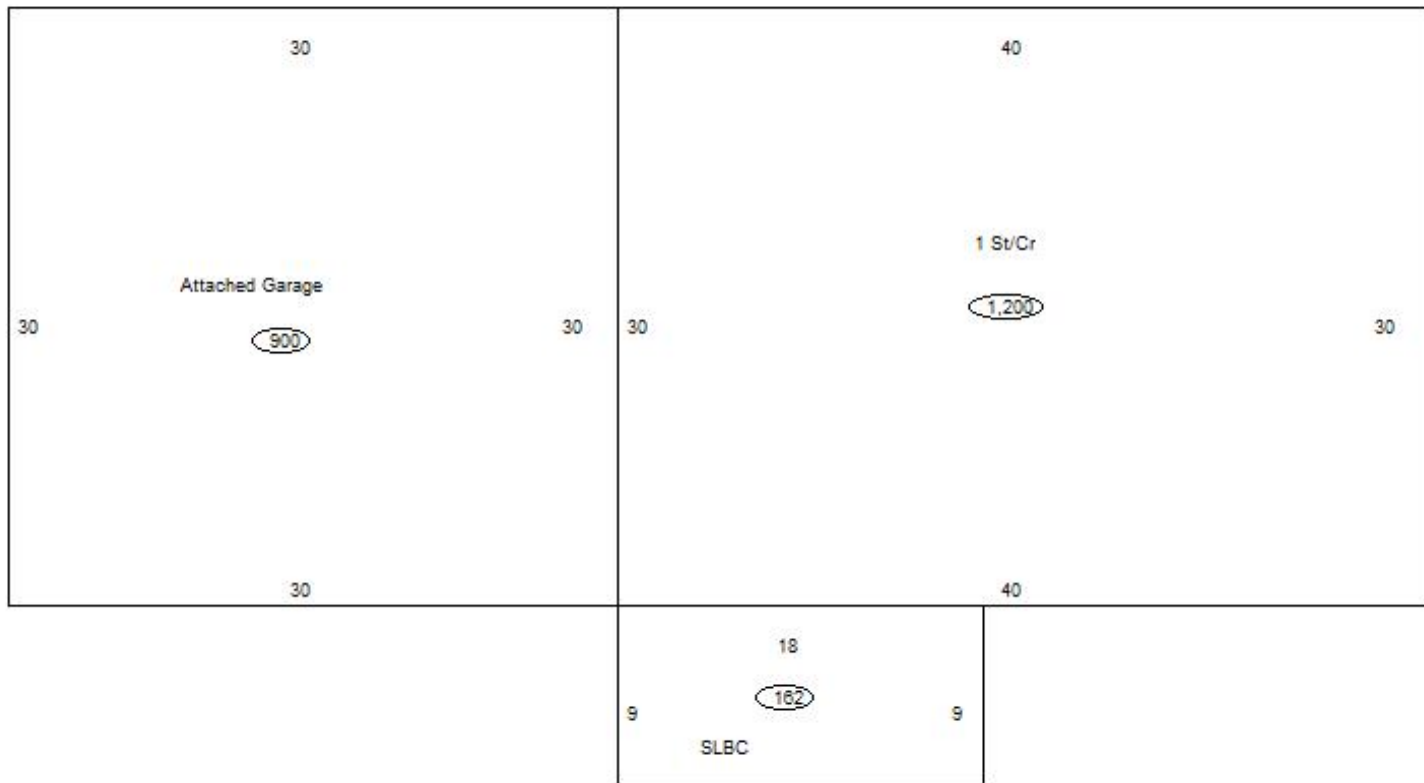
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 Page 3

Sketch Image

660011999



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,200	1.000	1,200
2	G	1		10	Attached Garage	900	1.000	900
3	M	PRCH		10	SLBC	162	1.000	162
Total Building Area						1,200		1,200



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 Time 05:00:39
 Page 4

660011999

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			192	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 192)	899		899	405	494
	UTIL	SHOP BUILDING	0x0x0			960	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 960)	30,029		30,029	13,513	16,516
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					