




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660012004 Parcel ID 21N16E-11-4-00000-000-0000 Cadastral ID 11-21-16-03400 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 325207 CHARLES, DONALD E & LEVEDA L-TRUSTEES 15484 E 440 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20874 S 4180 RD Subdivision Lot/Block / Parcel Size 31 - Acres Sec/Twn/Rng 11 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (227)\IMG_0042.JPG 7/11/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30994838 -95.56680821 NW SE SE & NE SW SE & TH PT OF NW SW SE, E OF TRNPK & TH PT NE SE SW LYING S & E TPK																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 0 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\A\TOMMY DUNLAP\New folder (227)\IMG_0044.JPG 7/11/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,616 / 1,616
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,616
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	91.68	Total Misc Impr	+ 7,246	Roofing Adj	+ 4.48	Garage Cost	+ 9,944
Subfloor Adj	+ 0.00	Total RCN	= 201,866	Heat/Cool Adj	+ 10.30	Depreciation (56%)	- 113,045
Plumbing Adj	+ 7.82	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 88,821
Adj Base Cost	= 114.28	Lot Value	+ 88,821	Total Area	x 1,616	Indicated Value	= 88,821
		Value Per SqFt	54.96	Adjusted Cost	= 184,676		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	88,821		
Lot Value			
Indicated Value	88,821	54.96	Per SqFt
Agland Value	4,258		
Site Improvements	1,568		
Total Value	183,468	113.53	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	28851	22x4		88	21.02		1,850
PATO	SLAB PORCH - OPEN	28852	10x8		80	10.24		819



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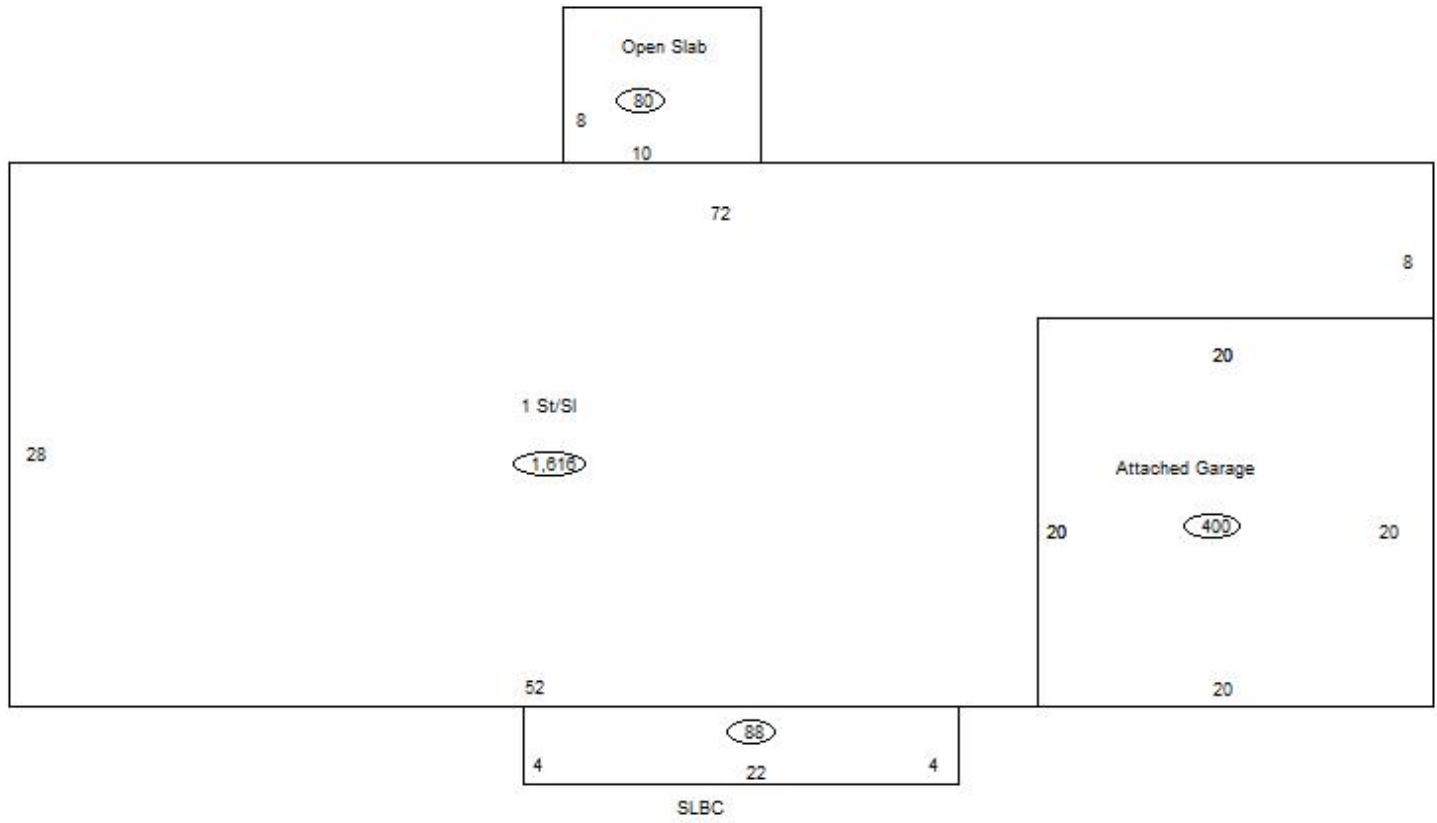
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Sketch Image

660012004



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,616	1.000	1,616
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PATO		10	Open Slab	80	1.000	80
Total Building Area						1,616		1,616



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			748
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (10.48 x 748)		7,839		7,839 6,271		1,568



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Lot Data		Primary Image						
Lot Size	-	<p>\\tsclient\A\TOMMY DUNLAP\New folder (227)\IMG_0042.JPG 7/11/2023</p>						
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	2 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	1,084 / 1,084							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type	320 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1970 / 56							
Cost Approach		Manual : 01/2025						
Base Cost	98.18	Total Misc Impr	+ 4,577					
Roofing Adj	+ 4.42	Garage Cost	+ 8,474					
Subfloor Adj	+ 2.57	Total RCN	= 143,239					
Heat/Cool Adj	+ 10.30	Depreciation (64%)	- 91,673					
Plumbing Adj	+ 4.63	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 51,566					
Adj Base Cost	= 120.10	Lot Value	+ 47,577					
Total Area	x 1,084	Indicated Value	= 51,566					
Adjusted Cost	= 130,188	Value Per SqFt	47.57					
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	51,566							
Lot Value								
Indicated Value	51,566	47.57	Per SqFt					
Agland Value								
Site Improvements								
Total Value	51,566	47.57	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	4,576.55		4,577



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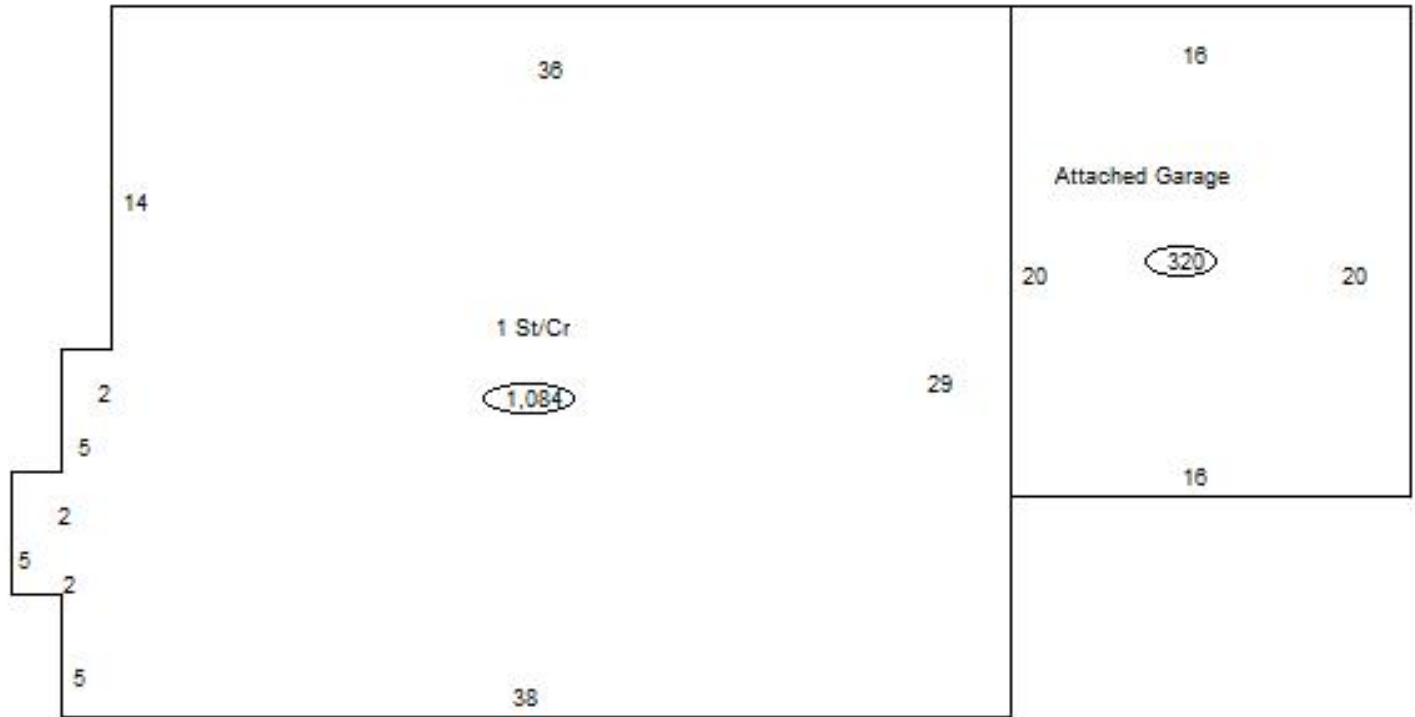
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Sketch Image

660012004



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,084	1.000	1,084
2	G	1		10	Attached Garage	320	1.000	320
Total Building Area						1,084		1,084



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			4.165	187	187	780	780
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			5.760	121	121	695	695
SUC2	SUMMIT SILTY CLAY LOAM 1-	NTV PST	60			19.328	144	144	2,783	2,783
W	WATER	TMBR	0			1.748	0	0	0	0
TMBR Totals						31.000			4,258	4,258
Total Agland						31.000			4,258	4,258