



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012705 <b>Parcel ID</b> 21N16E-12-4-00000-000-0000 <b>Cadastral ID</b> 12-21-16-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 76214 SALLEE, RICHARD L JR &  JANE A 20218 S 4190 RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 20218 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.55 - Acres <b>Sec/Twn/Rng</b> 12 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31382928 -95.54499836					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.55	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,240 / 2,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	104.85	Total Misc Impr	+ 16,289
Roofing Adj	+ 4.58	Garage Cost	+ 14,049
Subfloor Adj	+ 0.00	Total RCN	= 325,996
Heat/Cool Adj	+ 12.64	Depreciation ( 48%)	- 156,478
Plumbing Adj	+ 9.92	Lump Sums	+ 14,331
Basement Adj	+ 0.00	RCNLD	= 183,849
Adj Base Cost	= 131.99	Lot Value	+ 183,849
Total Area	x 2,240	Indicated Value	= 183,849
Adjusted Cost	= 295,658	Value Per SqFt	82.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,849		
Lot Value			
Indicated Value	183,849	82.08	Per SqFt
Agland Value	211		
Site Improvements	59,301		
Total Value	243,361	108.64	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
PATO	SLAB PORCH - OPEN	30765		440	440	8.60		3,784
PRCH	SLAB PORCH - COVERED	30766	22x12		264	26.10		6,890
WODC	WOOD DECK - COVERED	30767		483	483	29.67		14,331



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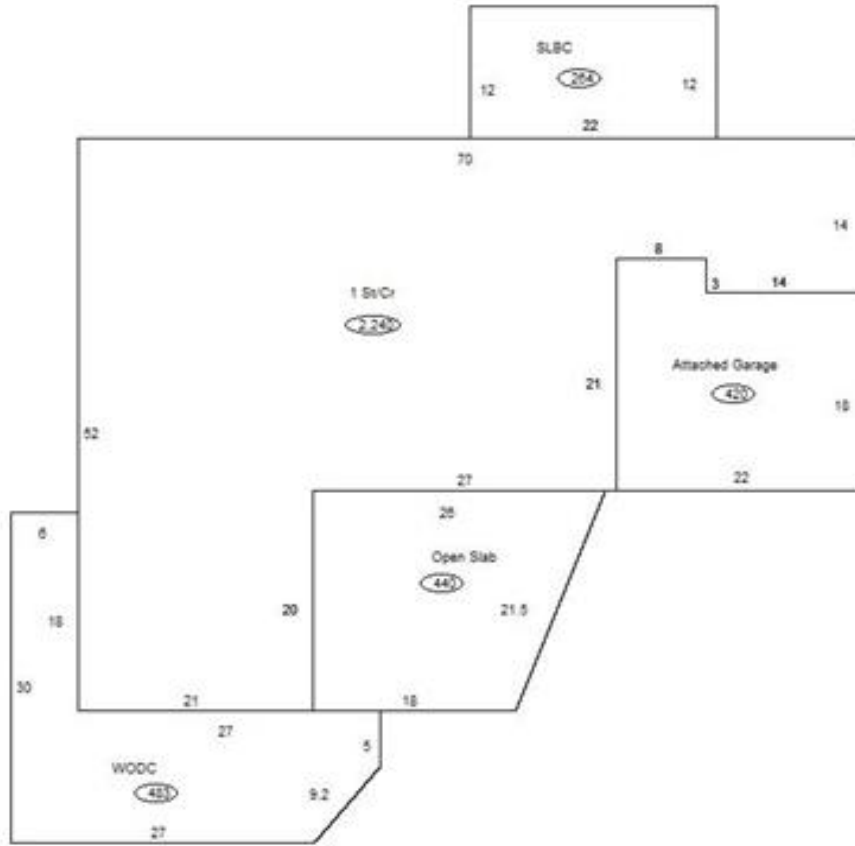
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Sketch Image

660012705



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,240	1.000	2,240
2	G	1		13	Attached Garage	420	1.000	420
3	M	PATO		13	Open Slab	440	1.000	440
4	M	PRCH		13	SLBC	264	1.000	264
5	M	WODC		13	WODC	483	1.000	483
<b>Total Building Area</b>						<b>2,240</b>		<b>2,240</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	4	Cond 4	Year	Eff Age 7	
	<b>Valuation Summary</b> Base Cost (33.21 x 1,500) 49,815		<b>Modifier Total</b>		<b>RCN</b> 49,815	<b>Depr (0% Phys/ % Func)</b>
	BARN	BARN	0x0x0			1,200
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (10.21 x 1,200) 12,252		<b>Modifier Total</b>		<b>RCN</b> 12,252	<b>Depr (60% Phys/ % Func)</b> 7,351
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (10.48 x 600) 6,288		<b>Modifier Total</b>		<b>RCN</b> 6,288	<b>Depr (60% Phys/ % Func)</b> 3,773
	BARN	BARN	14x30x0			420
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (12.32 x 420) 5,174		<b>Modifier Total</b>		<b>RCN</b> 5,174	<b>Depr (80% Phys/ % Func)</b> 4,139
	BARN	BARN	14x30x0			420
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (12.32 x 420) 5,174		<b>Modifier Total</b>		<b>RCN</b> 5,174	<b>Depr (80% Phys/ % Func)</b> 4,139



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.920	92	92	176	176
<b>TMBR Totals</b>						1.920			176	176
RS	ROUGH STONY LAND	IMP PST	20			.630	56	56	35	35
<b>IMP PST Totals</b>						0.630			35	35
<b>Total Agland</b>						2.550			211	211