



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:59:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012729 <b>Parcel ID</b> 21N16E-12-2-00000-000-0000 <b>Cadastral ID</b> 12-21-16-03210 <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> 96474 GUNN, ALIETA R TRUST  15449 E 486 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20603 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 44.66 - Acres <b>Sec/Twn/Rng</b> 12 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31451168 -95.55449083																																																																																																																									
TR IN W2 OF SEC DESC AS; BEG NE/C S2 SE NW, W 849.29', S61-2 8W ALG SLY ROW TNP 856;.19', S 863.58', W 425', S 50', E 1177.29' TO E/L SW/4, N TO POB & LESS TR COMM NE/C SW, TH S 383.07' TO POB, TH CONT S 277' TO SE/C N2 N2 SW, TH W 175', N05-58-18 E 278 68, TH N89-40-23E 145' TO POB					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,284 / 3,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,284
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

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	54.93	Total Misc Impr	+ 71,457
Roofing Adj	+ 4.14	Garage Cost	+ 13,023
Subfloor Adj	+ 0.00	Total RCN	= 324,934
Heat/Cool Adj	+ 10.30	Depreciation ( 27%)	- 87,732
Plumbing Adj	+ 3.85	Lump Sums	+ 3,254
Basement Adj	+ 0.00	RCNLD	= 240,456
Adj Base Cost	= 73.22	Lot Value	+ 240,456
Total Area	x 3,284	Indicated Value	= 240,456
Adjusted Cost	= 240,454	Value Per SqFt	73.22

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,456		
Lot Value			
Indicated Value	240,456	73.22	Per SqFt
Agland Value	4,195		
Site Improvements	133,579		
Total Value	378,230	115.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	30852	22x15		330	53.39		17,619
PRCH	SLAB PORCH - COVERED	30853	37x10		370	20.24		7,489
EPSW	ENCLOSED PORCH - SOLID WALL	30854	23x18		414	53.05		21,963
PATO	SLAB PORCH - OPEN	30855	94x11		1,034	7.67		7,931
EPSW	ENCLOSED PORCH - SOLID WALL	30856	14x6		84	55.29		4,644
PRCH	SLAB PORCH - COVERED	30857	6x5		30	21.20		636
WODO	WOOD DECK - OPEN	30858	18x9		162	21.37	6%	3,254
PATO	SLAB PORCH - OPEN	142969	25x23		575	7.67		4,410
PATO	SLAB PORCH - OPEN	142970	49x18		882	7.67		6,765





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
 <p>06.22.2015 11:11</p>	UTIL	SHOP BUILDING	0x0x0			1,850	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.56 x 1,850)	52,836		52,836	10,567	42,269
 <p>06.22.2015 11:46</p>	UTIL	SHOP BUILDING	0x0x0			4,320	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.49 x 4,320)	105,797		105,797	21,159	84,638
 <p>06.22.2015 11:11</p>	LTP	LEAN-TO PORCH	0x0x0			600	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.93 x 600)	1,758		1,758	352	1,406
 <p>06.09.2019 11:08</p>	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )					
 <p>06.09.2019 11:08</p>	CPDT	CARPORT - DETACHED	21x34x0			714	
	Qual	2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.22 x 714)	6,583		6,583	1,317	5,266



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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
RS	ROUGH STONY LAND	TMBR	20			20.129	36	36	725	725
<b>TMBR Totals</b>						20.129			725	725
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.190	122	122	23	23
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			24.341	142	142	3,447	3,447
<b>NTV PST Totals</b>						24.531			3,470	3,470
<b>Total Agland</b>						44.660			4,195	4,195