



# 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> 660012731 <b>Parcel ID</b> 21N16E-12-2-00000-000-0000 <b>Cadastral ID</b> 12-21-16-03400 <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> 337197 JONES, DALLAS G & ROBYN G REVOCABLE LIVING TRUST  5700 W AUSTIN ST BROKEN ARROW OK 74011-0000  <b>Parcel Location</b> <b>Situs</b> 20102 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 133.71 - Acres <b>Sec/Twn/Rng</b> 12 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-11\IMG_003 7/11/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31680829 -95.54779016 TH PT OF N2 SE NW LYING S & E OF OTP ROW & ALL OF SW NE & N2 SE NE & SW SE NE & NW NW SE LESS 25.09 AC TO OTP & NW NE SE & NE NW SE LESS E 317' OF NW NE SE																																																																																																																									
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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 0 <b>Units Buildable</b> 0 <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2.5 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,404 / 1,404
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	1 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1966 / 53

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.39	<b>Total Misc Impr</b>	+ 12,576				
<b>Roofing Adj</b>	+ 4.62	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.30	<b>Total RCN</b>	= 169,656				
<b>Heat/Cool Adj</b>	+ 5.00	<b>Depreciation ( 61%)</b>	- 103,490				
<b>Plumbing Adj</b>	+ 3.57	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 66,166				
<b>Adj Base Cost</b>	= 111.88	<b>Lot Value</b>	+ 0				
<b>Total Area</b>	x 1,404	<b>Indicated Value</b>	= 66,166				
<b>Adjusted Cost</b>	= 157,080	<b>Value Per SqFt</b>	47.13				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	66,166		
<b>Lot Value</b>			
<b>Indicated Value</b>	66,166	47.13	Per SqFt
<b>Agland Value</b>	13,762		
<b>Site Improvements</b>	26,102		
<b>Total Value</b>	172,196	122.65	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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	30860	396		396	20.20		7,999



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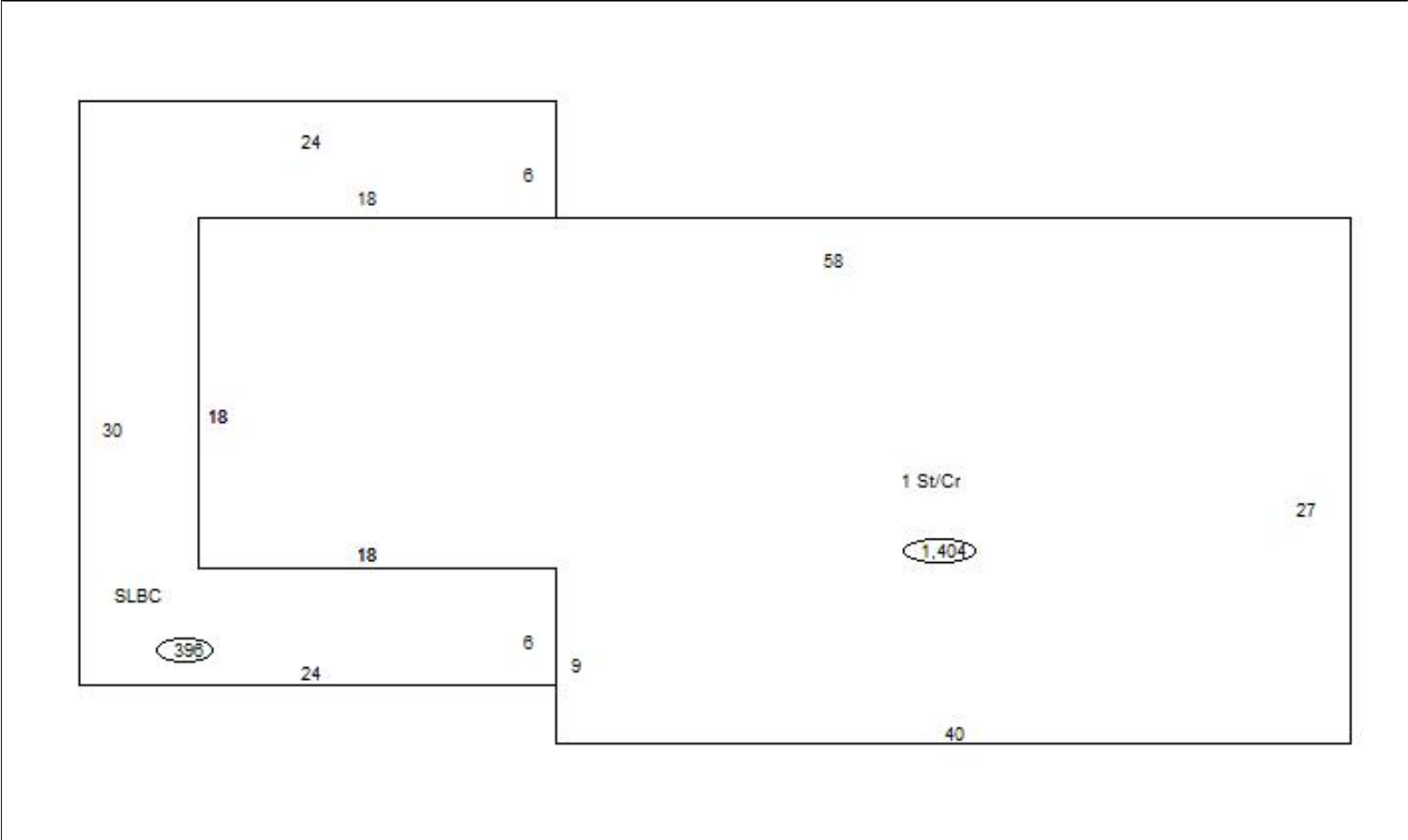
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,404	1.000	1,404
2	M	PRCH		10	SLBC	396	1.000	396
<b>Total Building Area</b>						1,404		1,404



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,188
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (10.22 x 1,188) 12,141		<b>Modifier Total</b>	<b>RCN</b> 12,141	<b>Depr (35% Phys/ % Func)</b> 4,249	<b>RCNLD</b> 7,892
	BARN BARN		0x0x0			4,896
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (7.88 x 4,896) 38,580		<b>Modifier Total</b>	<b>RCN</b> 38,580	<b>Depr (55% Phys/ % Func)</b> 21,219	<b>RCNLD</b> 17,361
	STF STG FAIR		0x0x0			330
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x 330) 1,544		<b>Modifier Total</b>	<b>RCN</b> 1,544	<b>Depr (45% Phys/ % Func)</b> 695	<b>RCNLD</b> 849
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	LF LOAFING SHED		0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.26 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>



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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	NTV PST	51			65.562	122	122	8,025	8,025
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			25.356	142	142	3,590	3,590
CO	COLLINSVILLE STONY LOAM	NTV PST	22			23.413	53	53	1,236	1,236
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.370	192	192	263	263
RS	ROUGH STONY LAND	TMBR	20			18.009	36	36	648	648
<b>TMBR Totals</b>						133.710			13,762	13,762
<b>Total Agland</b>						133.710			13,762	13,762