



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 | 660013323 | | | | | | | | |
| Parcel ID | 21N16E-13-2-00000-000-0000 | | | | | | | | |
| Cadastral ID | 13-21-16-00910 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RA | VI Area 1 | | | | | | | |
| Tax Area | 5 - JUSTUS RURAL/NO FIRE | | | | | | | | |
| Name ID | 327118 | | | | | | | | |
| MCCURDY FAMILY REVOC TRUST | | | | | | | | | |
| 15272 E 495 RD CLAREMORE OK 74019-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 15272 E 495 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | 0000 / 0000 | Parcel Size | 7.35 - Acres | | | | | | |
| Sec/Twn/Rng | 13 / 21 / 16 / 2 | | | | | | | | |
| Neighborhood | 2116 - UNPLATTED | | | | | | | | |
| School District | S009 - JUSTUS-TIAWAH SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.30007076 -95.55290716 | | | | Building Permits | | | | | |
| TR IN E/2 SE/4 NW/4 & NE/4 NE/4 SW/4 BEG SE/C OF NW/4; TH N00 2905E 663.87'; TH S55-1850W 552.39'; TH S00-29-05W 694.35'; TH S89 3055E 451.54'; TH N00-2905E 348.67' TO POINT OF BEINNING LESS TR DESC AS BEING IN THE SE NW COMM AT SOUTHEAST CORNER OF THE OF SE NW; TH | | | | Number | Description | Opened | Closed | Amount | |
| | | | | R14 | R14-POSS NEW BARN | 01/2013 | 01/2014 | | |
| | | | | R6 | AG CHECK | 07/2005 | 10/2005 | | |
| | | | | 8670 | R6-NEW DET GARAGE 24X27 | 05/2004 | 10/2005 | 10,000 | |
| Exemptions | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| H | Homestead | Yes | 1,000 | 1,000 | / | MCCURDY, FLOYD I & PODPECHAN, JOHN J | 12/07/2018 | 0 | 4 |
| | | | | | 1135/140 | | 02/27/1998 | 0 | No |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 83.050 | Current Tax | |
| Remove Cap | 2001 | Land Value | 900 | 900 | 11% | 99 | Assessed | 28,765 | 2,388.93 |
| Year Frozen | 0 | Improvements | 282,382 | 260,601 | | 28,666 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -83.00 |
| TIF Project ID | 0 | Total Value | 283,282 | 261,501 | | 28,765 | Total Taxable | 27,765 | 2,306.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660013323 | MCCURDY FAMILY REVOC TRUST | 5 | 278,592 | 1000 | 26,927 | 2,236.00 | | |
| 2024 | 2024-660013323 | MCCURDY FAMILY REVOC TRUST | 5 | 307,763 | 1000 | 26,114 | 2,179.00 | | |
| 2023 | 2023-660013323 | MCCURDY FAMILY REVOC TRUST | 5 | 279,917 | 1000 | 25,324 | 2,109.00 | | |
| 2022 | 2022-660013323 | MCCURDY FAMILY REVOC TRUST | 5 | 279,780 | 1000 | 24,558 | 2,043.00 | | |
| 2021 | 2021-660013323 | MCCURDY FAMILY REVOC TRUST | 5 | 240,201 | 1000 | 23,813 | 2,020.00 | | |
| 2020 | 2020-660013323 | MCCURDY FAMILY REVOC TRUST | 5 | 237,770 | 1000 | 23,091 | 1,955.00 | | |
| 2019 | 2019-660013323 | MCCURDY FAMILY REVOC TRUST | 5 | 212,627 | 1000 | 22,389 | 1,939.00 | | |
| 2018 | 2018-660013323 | MCCURDY, FLOYD I & | 5 | 219,349 | 1000 | 23,129 | 2,005.00 | | |
| 2017 | 2017-660013323 | MCCURDY, FLOYD I & | 5 | 216,694 | 1000 | 22,836 | 1,863.00 | | |
| 2016 | 2016-660013323 | MCCURDY, FLOYD I & | 5 | 210,786 | 1000 | 22,186 | 1,892.00 | | |
| 2015 | 2015-660013323 | MCCURDY, FLOYD I & | 5 | 206,550 | 0 | 22,721 | 1,920.00 | | |
| 2014 | 2014-660013323 | MCCURDY, FLOYD I & | 5 | 210,617 | 0 | 22,370 | 1,920.00 | | |
| 2013 | 2013-660013323 | MCCURDY, FLOYD I & | 5 | 189,917 | 0 | 20,891 | 1,820.00 | | |



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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 | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,512 / 2,512 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,512 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 3.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2000 / 20 |

| 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 | |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 93.46 | Total Misc Impr | + 50,777 |
| Roofing Adj | + 3.97 | Garage Cost | + |
| Subfloor Adj | + -1.09 | Total RCN | = 335,688 |
| Heat/Cool Adj | + 11.47 | Depreciation (25%) | - 83,922 |
| Plumbing Adj | + 5.61 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 251,766 |
| Adj Base Cost | = 113.42 | Lot Value | + |
| Total Area | x 2,512 | Indicated Value | = 251,766 |
| Adjusted Cost | = 284,911 | Value Per SqFt | 100.23 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 251,766 | | |
| Lot Value | | | |
| Indicated Value | 251,766 | 100.23 | Per SqFt |
| Agland Value | 900 | | |
| Site Improvements | 30,616 | | |
| Total Value | 283,282 | 112.77 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-----------------------------|-----------|-------|--------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| SHLT | STORM SHELTER | 0 | | 1 2011 | 1 | 0.00 | | |
| EPSW | ENCLOSED PORCH - SOLID WALL | 32080 | 24x10 | | 240 | 61.62 | | 14,789 |
| PATO | SLAB PORCH - OPEN | 32081 | 29x8 | | 232 | 9.48 | | 2,199 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 32082 | 536 | | 536 | 59.81 | | 32,058 |
| PRCH | SLAB PORCH - COVERED | 32083 | 12x6 | | 72 | 24.04 | | 1,731 |



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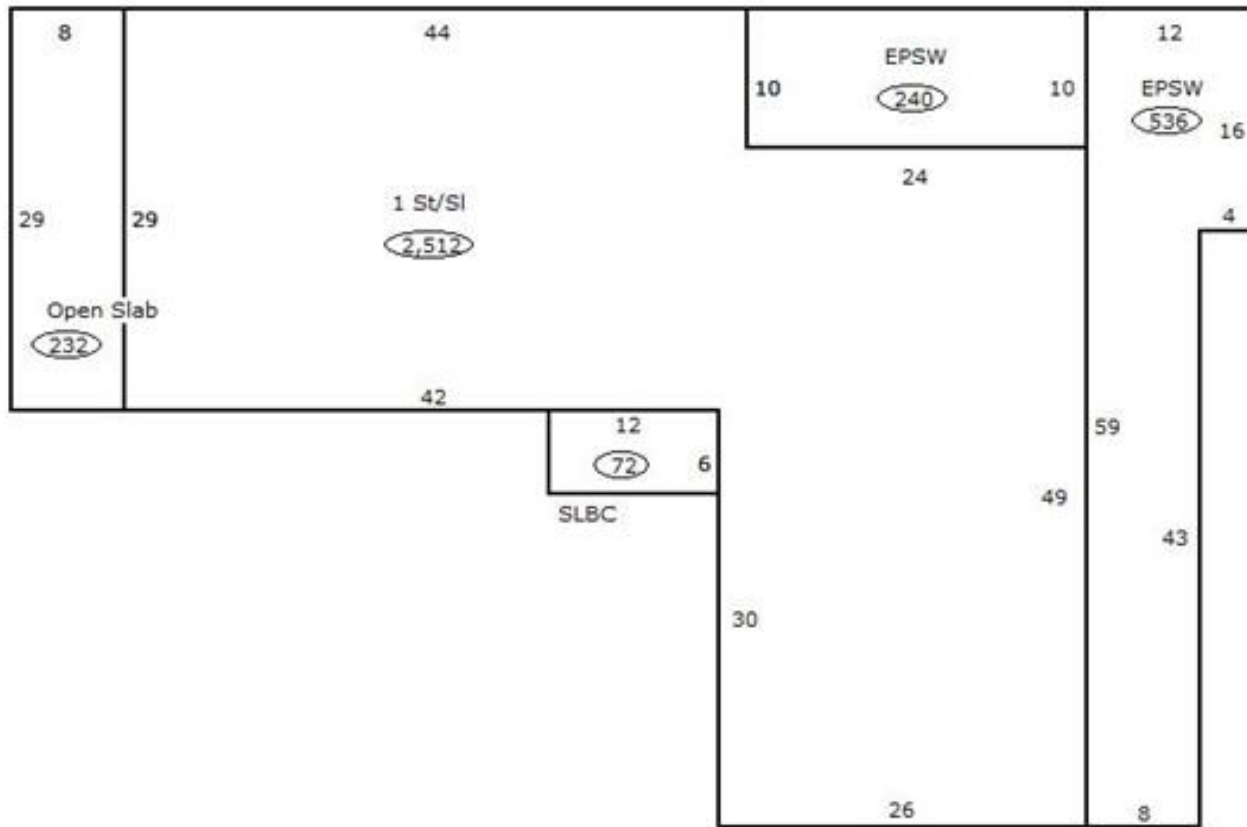
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/SI | 2,512 | 1.000 | 2,512 |
| 2 | M | EPSW | | 13 | EPSW | 240 | 1.000 | 240 |
| 3 | M | PATO | | 13 | Open Slab | 232 | 1.000 | 232 |
| 4 | M | EPSW | | 13 | EPSW | 536 | 1.000 | 536 |
| 5 | M | PRCH | | 13 | SLBC | 72 | 1.000 | 72 |
| Total Building Area | | | | | | 2,512 | | 2,512 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|---------------------------|-----------------------|------------|--------------------------------|--------------|
|  | BARN | BARN | 39x32x0 | | | 1,248 |
| | Qual | Cond | Year | 2013 | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | | Base Cost (11.14 x 1,248) | 13,903 | | 13,903 | 13,903 |
|  | LT | LEAN-TO | 39x16x0 | | | 624 |
| | Qual | Cond | Year | 2013 | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | | Base Cost (2.92 x 624) | 1,822 | | 1,822 | 1,822 |
|  | BARN | BARN | 0x0x0 | | | 1,152 |
| | Qual | 3 | Cond | 3 | Year | Eff Age |
| | Valuation Summary | | Modifier Total | RCN | Depr (35% Phys/ % Func) | RCNLD |
| | | Base Cost (10.27 x 1,152) | 11,831 | | 11,831 | 4,141 |
| | | | | | | 7,690 |
|  | LT | LEAN-TO | 0x0x0 | | | 264 |
| | Qual | 3 | Cond | 3 | Year | Eff Age |
| | Valuation Summary | | Modifier Total | RCN | Depr (35% Phys/ % Func) | RCNLD |
| | | Base Cost (2.92 x 264) | 771 | | 771 | 270 |
| | | | | | | 501 |
|  | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 648 |
| | Qual | 2 | Cond | 3 | Year | Eff Age |
| | Valuation Summary | | Modifier Total | RCN | Depr (40% Phys/ % Func) | RCNLD |
| | | Base Cost (16.00 x 648) | 10,368 | | 10,368 | 4,147 |
| | | | | | | 6,221 |
|  | CPDT | CARPORT - DETACHED | 13x20x0 | | | 260 |
| | Qual | 2 | Cond | 3 | Year | Eff Age |
| | Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
| | | Base Cost (9.22 x 260) | 2,397 | | 2,397 | 1,918 |
| | | | | | | 479 |



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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 | | | 7.350 | 122 | 122 | 900 | 900 |
| NTV PST Totals | | | | | | 7.350 | | | 900 | 900 |
| Total Agland | | | | | | 7.350 | | | 900 | 900 |