



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660013330 Parcel ID 21N16E-13-2-00000-000-0000 Cadastral ID 13-21-16-01210 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 216954 WILLIAMSON, DONALD R & DIANE E 938 E 5TH ST CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 15085 E 495 RD Subdivision Lot/Block / Parcel Size 24.67 - Acres Sec/Twn/Rng 13 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30213105 -95.55699498 TR DESC 2662-865 AS BEING IN THE N2 NW N OF OLD HWY 20; COMM NW/C S2 NW; S00.27007W 521.17'; S53.5113E 656.26'; CURVE L RAD 1399.69' 152.24 ARC DIST TO POB; N00.2736E 987.78'; S89 4206E 969.01'; S00.2905W 1143.11'; S78.5441W 0.00'; CURVE R RADIUS 1399.69' ARC DIST 1001.70' TO POB.					Building Permits <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>R16</td> <td>R16-POSS NEW SHED</td> <td>07/2015</td> <td>10/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16	R16-POSS NEW SHED	07/2015	10/2015																																																																																																							
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,769 / 2,769
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,769
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

Cost Approach				Manual : 01/2025			
Base Cost	101.11	Total Misc Impr	+	22,683			
Roofing Adj	+ 5.08	Garage Cost	+	18,753			
Subfloor Adj	+ -3.24	Total RCN	=	387,395			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	120,092			
Plumbing Adj	+ 7.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	267,303			
Adj Base Cost	= 124.94	Lot Value	+				
Total Area	x 2,769	Indicated Value	=	267,303			
Adjusted Cost	= 345,959	Value Per SqFt		96.53			

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	267,303		
Lot Value			
Indicated Value	267,303	96.53	Per SqFt
Agland Value	1,743		
Site Improvements	45,127		
Total Value	314,173	113.46	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	32106	45x7		315	28.43		8,955
PRCH	SLAB PORCH - COVERED	32107	255		255	28.62		7,298



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2000	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (30% Phys/ % Func) 9,000	RCNLD 21,000
	BARN	BARN	0x0x0			3,000
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (8.46 x 3,000) 25,380		Modifier Total	RCN 25,380	Depr (10% Phys/ % Func) 2,538	RCNLD 22,842
	LF	LOAFING SHED	0x0x0			200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 200) 852		Modifier Total	RCN 852	Depr (10% Phys/ % Func) 85	RCNLD 767
	LF	LOAFING SHED	8x16x0			128
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 128) 545		Modifier Total	RCN 545	Depr (5% Phys/ % Func) 27	RCNLD 518



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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			8.000	0	36	0	0
TMBR Totals						8.000			0	0
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			6.000	143	143	857	857
HC	HECTOR STONY SANDY LOAM	IMP PST	20			10.670	56	56	598	598
IMP PST Totals						16.670			1,455	1,455
Total Agland						24.670			1,455	1,455