



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013335 <b>Parcel ID</b> 21N16E-13-1-00000-000-0000 <b>Cadastral ID</b> 13-21-16-01610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 306342 NUSPL, TONY & JANETTE REVOCABLE TRUST  15602 E HWY 20 CLAREMORE OK 74019-3910  <b>Parcel Location</b> <b>Situs</b> 15602 E HWY 20 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.56 - Acres <b>Sec/Twn/Rng</b> 13 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>660013335 10/07/25</p> <p>660013335_001.JPG 10/7/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30597679 -95.55019406 TR IN NW NW NE DESC AS: BEG SE/C NW NW NE; S89-47-13W ALG S/L 192.71'; N05-48-13W 308.40' SLY ROW HWY 20; N89-21-57E ALG ROW 26.70'; N79-31-56E CONT ALG ROW 200.52'; TO PT ON E/L SD NW NW NE PT BEING 316.65' S NE/C; S00-00-09E ALG E/L 342.83' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.56 <b>Non-Ag Acres</b> 1.5303 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 66,659.00 x .73 = 48,496 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,496		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	60% Veneer, Stone 40% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,764 / 2,292
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	2 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1983 / 28

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

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 225,349 98.32 Per SqFt

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>	86.97	<b>Total Misc Impr</b>	+ 5,096	<b>Roofing Adj</b>	+ 3.29	<b>Garage Cost</b>	+ 14,325
<b>Subfloor Adj</b>	+ 0.92	<b>Total RCN</b>	= 268,768	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 38%)</b>	- 102,132
<b>Plumbing Adj</b>	+ 6.14	<b>Lump Sums</b>	+ 15,443	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 182,079
<b>Adj Base Cost</b>	= 108.79	<b>Lot Value</b>	+ 48,496	<b>Total Area</b>	x 2,292	<b>Indicated Value</b>	= 230,575
		<b>Value Per SqFt</b>	100.60	<b>Adjusted Cost</b>	= 249,347		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 182,079 <b>Lot Value</b> 48,496 <b>Indicated Value</b> 230,575 100.60 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 7,931 <b>Total Value</b> 238,506 104.06 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	5,095.98		5,096
WODO	WOOD DECK - OPEN	32115		792	792	15.99	20%	10,131
BALW	BALCONY - WOOD	32116		20x10	200	26.56		5,312





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			576	
	Qual	4	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.34 x 576)		22,660		22,660	14,729	7,931
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	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 (25,000.00 x 1)		25,000		25,000	25,000	