



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:23:00
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Assessment Data					Primary Image																																																																																																																				
Account 660014607 Parcel ID 21N16E-15-1-00000-000-0000 Cadastral ID 15-21-16-05600 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 99424 MURRAY, CHARLES G & MARY M FAMILY TRUST 21344 S 4170 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21344 S 4170 RD Subdivision Lot/Block / Parcel Size 1.83 - Acres Sec/Twn/Rng 15 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30346434 -95.57947004																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1.83 Non-Ag Acres 1.8321 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 79,807.00 x .68 = 54,281 Factor Value Adjustments 1.0000 Lot Value 54,281		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,436 / 2,436
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,436
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 45

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,106	70.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.08	Total Misc Impr	+ 10,404				
Roofing Adj	+ 4.11	Garage Cost	+ 0				
Subfloor Adj	+ -1.09	Total RCN	= 302,359				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 157,227				
Plumbing Adj	+ 4.28	Lump Sums	+ 6,728				
Basement Adj	+ 0.00	RCNLD	= 151,860				
Adj Base Cost	= 119.85	Lot Value	+ 54,281				
Total Area	x 2,436	Indicated Value	= 206,141				
Adjusted Cost	= 291,955	Value Per SqFt	84.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,860		
Lot Value	54,281		
Indicated Value	206,141	84.62	Per SqFt
Agland Value			
Site Improvements	8,347		
Total Value	214,488	88.05	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
PRCH	SLAB PORCH - COVERED	35347	19x6		114	23.90		2,725
WODO	WOOD DECK - OPEN	35348	600		600	16.02	30%	6,728
PRCH	SLAB PORCH - COVERED	35349	108		108	23.92		2,583



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			768	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (10.48 x 768)		8,049			8,049	5,232	2,817
	DTGF	DETACHED GARAGE FAIR	0x0x0			864	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (16.00 x 864)		13,824			13,824	8,294	5,530
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (3.50 x)							
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							