



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 660014612 Parcel ID 21N16E-15-1-00000-000-0000 Cadastral ID 15-21-16-06100 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 305820 HENDRICKS, DARYL D & KERRI A 21312 S 4170 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 21312 S 4170 RD Subdivision Lot/Block / Parcel Size 6 - Acres Sec/Twn/Rng 15 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30425931 -95.58118187 TR IN S2 NE BEG: 308' S TO NE/ C S2 NE NE; 209.85'; W 1041.55 S 74-4 0 W 292.38' TO A PT IN W/L OF NE NE; N 00-15-24 E ALG SD/L 100.65' T O A PT ON HY ROW N 61-24 E ALG HY ROW 401.9' E ALG HY ROW 548.7' S 12 .9'; E 420' 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>R25 083</td> <td>NEW DTCH ACC BLDG 30X50</td> <td>03/2025</td> <td>06/2025</td> <td>17,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 083	NEW DTCH ACC BLDG 30X50	03/2025	06/2025	17,000																																																																																																						
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	6		
Non-Ag Acres	6.0563		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	263,814.00 x .35 = 92,838		
Factor Value			
Adjustments	1.0000		
Lot Value	92,838		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-28\IMG_001 7/31/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1962 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	153,841	96.15	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	96.12	Total Misc Impr	+	3,254	
Roofing Adj	+ 4.46	Garage Cost	+		
Subfloor Adj	+ 1.15	Total RCN	=	198,454	
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	79,382	
Plumbing Adj	+ 8.80	Lump Sums	+	3,137	
Basement Adj	+ 0.00	RCNLD	=	122,209	
Adj Base Cost	= 122.00	Lot Value	+	92,838	
Total Area	x 1,600	Indicated Value	=	215,047	
Adjusted Cost	= 195,200	Value Per SqFt		134.40	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,209		
Lot Value	92,838		
Indicated Value	215,047	134.40	Per SqFt
Agland Value			
Site Improvements	44,639		
Total Value	259,686	162.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35364	19x5		95	23.97		2,277
WODO	WOOD DECK - OPEN	35365	15x10		150	23.24	10%	3,137
PATO	SLAB PORCH - OPEN	142815	8x5		40	10.86		434
PATO	SLAB PORCH - OPEN	142816	10x5		50	10.86		543



Rogers

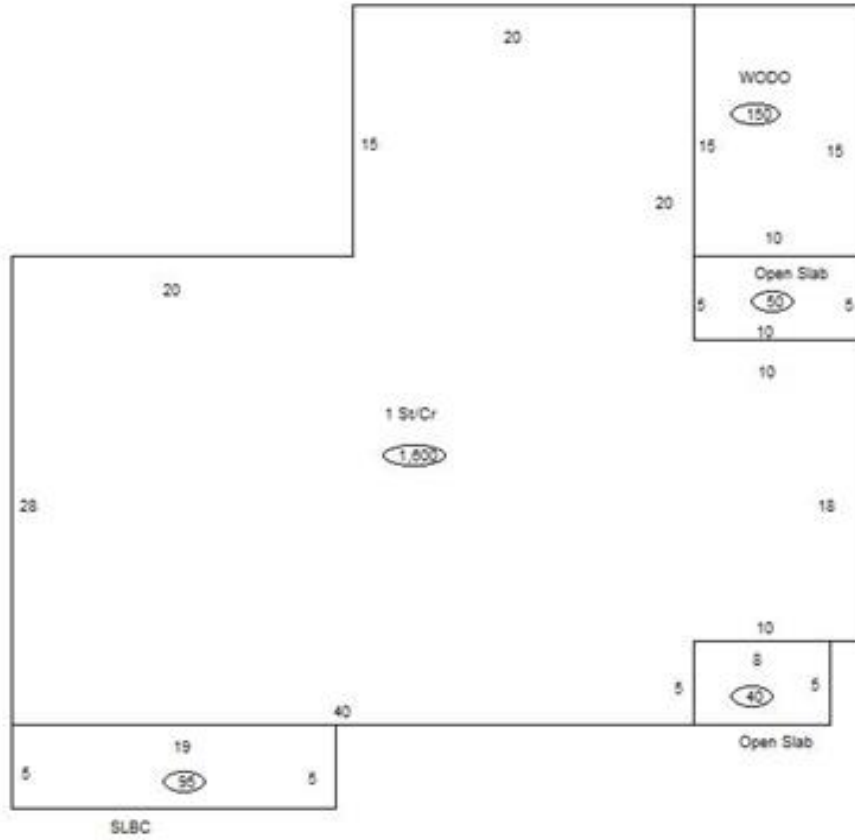
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Sketch Image

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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	1,600	1.000	1,600
2	M	PRCH		10	SLBC	95	1.000	95
3	M	WODO		10	WODO	150	1.000	150
4	M	PATO		10	Open Slab	40	1.000	40
5	M	PATO		10	Open Slab	50	1.000	50
Total Building Area						1,600		1,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	30x50x14	Concrete	Formed Metal	1,500		
	Qual	3	Cond	3	Year	2025	Eff Age	1
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (30.06 x 1,500)		45,090			45,090	451	44,639	
	CP	CARPORT DIRT	0x0x0					
	Qual		Cond		Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (3.50 x)								
	CP	CARPORT DIRT	0x0x0					
	Qual		Cond		Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (3.50 x)								