



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 660014616 Parcel ID 21N16E-15-4-00000-000-0000 Cadastral ID 15-21-16-06500 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 99504 BRAZEAL, GARY WAYNE & DANA LYNN CO-TRUSTEES 21688 S 4170 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21688 S 4170 RD Subdivision Lot/Block / Parcel Size 23 - Acres Sec/Twn/Rng 15 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29740355 -95.58306016																																																																																																																									
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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	



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-7-27\IMG_002' 7/31/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,748 / 1,748
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,748
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

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	105.15	Total Misc Impr	+ 21,126	Roofing Adj	+ 4.59	Garage Cost	+ 17,775
Subfloor Adj	+ -2.19	Total RCN	= 264,515	Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 68,774
Plumbing Adj	+ 8.88	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 195,741
Adj Base Cost	= 129.07	Lot Value	+ 195,741	Total Area	x 1,748	Indicated Value	= 195,741
Adjusted Cost	= 225,614	Value Per SqFt	111.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,741		
Lot Value		195,741	111.98 Per SqFt
Agland Value	3,466		
Site Improvements	64,488		
Total Value	263,695	150.86	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		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	35375	616		616	25.18		15,511



Rogers

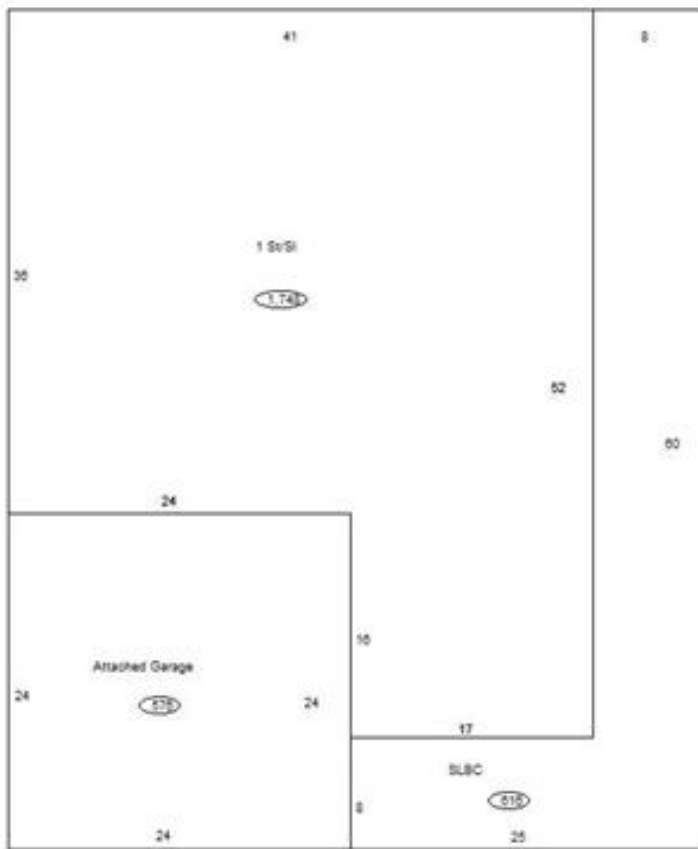
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,748	1.000	1,748
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	616	1.000	616
Total Building Area						1,748		1,748



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			240
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 240)		2,515		2,515	1,257
	UTIL	SHOP BUILDING	0x0x0			2,880
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (25.83 x 2,880)		74,390		74,390	11,159
	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)					



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	8.000	108	108	864	864
TMBR Totals						8.000			864	864
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	12.000	192	192	2,304	2,304
NTV PST Totals						12.000			2,304	2,304
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	1.500	143	143	214	214
RS	ROUGH STONY LAND	IMP PST	20		0	1.500	56	56	84	84
IMP PST Totals						3.000			298	298
Total Agland						23.000			3,466	3,466