



# 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	660016422				<p>660016422_002.JPG 12/22/2025</p>				
Parcel ID	21N17E-17-3-00000-000-0000								
Cadastral ID	17-21-17-00800								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	52524								
CURTISS, CHARLOTTE M									
TRUSTEE									
21905 S 4200 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21905 S 4200 RD								
Subdivision									
Lot/Block	/	Parcel Size	9.36 - Acres						
Sec/Twn/Rng	17 / 21 / 17 / 3								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description									
Lat/Long: 36.29342273 -95.52371203									
TR IN S2 SW SW BEG 256' S OF NW/C SW SW SW; DUE S 404'; W 900' TO POB & TR COMM SW/C S2 SW SW; TH N89-53-11E ALG S/L 900' TO POB; N00-06-08E 415.03' TO PT IN EXISTING FENCE; S89-11-07E ALG FENCE 113.42' TO EXST FENCE/C; S11-54-18W ALG FENCE 422.45' TO PT ON S/L;									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
HVS	Veteran	Yes	999,999	15,398					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	1,666	1,135	11%	125	Assessed	15,398	1,278.80
Year Frozen	2011	Improvements	203,777	138,846		15,273	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	15,398	-1,279.00
TIF Project ID	0	Total Value	205,443	139,981		15,398	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016422	CURTISS, CHARLOTTE M	5	175,178	15397		.00		
2024	2024-660016422	CURTISS, G W &	5	184,928	15398		.00		
2023	2023-660016422	CURTISS, G W &	5	164,898	15398		.00		
2022	2022-660016422	CURTISS, G W &	5	165,467	15398		.00		
2021	2021-660016422	CURTISS, G W &	5	166,660	15398		.00		
2020	2020-660016422	CURTISS, G W &	5	163,758	15398		.00		
2019	2019-660016422	CURTISS, G W &	5	157,282	15398		.00		
2018	2018-660016422	CURTISS, G W &	5	162,670	15398		.00		
2017	2017-660016422	CURTISS, G W &	5	162,838	15398		.00		
2016	2016-660016422	CURTISS, G W &	5	158,476	15398		.00		
2015	2015-660016422	CURTISS, G W &	5	153,018	15398		.00		
2014	2014-660016422	CURTISS, G W &	5	154,564	15398		.00		
2013	2013-660016422	CURTISS, G W &	5	145,322	15398		.00		



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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 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.29	Total Misc Impr	+	12,517			
Roofing Adj	+ 4.69	Garage Cost	+	24,307			
Subfloor Adj	+ -2.19	Total RCN	=	299,166			
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	-	131,633			
Plumbing Adj	+ 7.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,533			
Adj Base Cost	= 130.13	Lot Value	+				
Total Area	x 2,016	Indicated Value	=	167,533			
Adjusted Cost	= 262,342	Value Per SqFt		83.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,533		
Lot Value			
Indicated Value	167,533	83.10	Per SqFt
Agland Value	1,666		
Site Improvements	36,244		
Total Value	372,976	185.01	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	39423	106		106	26.60		2,820
PATO	SLAB PORCH - OPEN	39424	16x12		192	10.63		2,041
PATO	SLAB PORCH - OPEN	39425	16x12		192	10.63		2,041





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	40x30x12	Dirt	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (27.89 x 1,200)		33,468		33,468	12,383	21,085
	BNGP	Barn - General Purpose	25x70x10	Dirt	Formed Metal	1,750	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (20.35 x 1,750)		35,613		35,613	21,724	13,889
	LNT0	Lean To - Attached	12x70x8	Dirt	Formed Metal	840	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (7.56 x 840)		6,350		6,350	5,080	1,270



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.949	54	54	51	51
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			8.411	192	192	1,615	1,615
<b>NTV PST Totals</b>						9.360			1,666	1,666
<b>Total Agland</b>						9.360			1,666	1,666