




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:35:43  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016863 <b>Parcel ID</b> 21N17E-18-3-00000-000-0000 <b>Cadastral ID</b> 18-21-17-00710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 346046 DICKS, MARSHALL L & MARY ANN  21627 S 4190 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21627 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 18 / 21 / 17 / 3 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660016863_002.JPG 12/16/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29747636 -95.53977992 S 717.23' OF E2 GOV'T LOT 3, LESS E 45' THEREOF & LESS S 26.05' OF W 54.53' THEREOF.																																																																																																																									
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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,380 / 2,380
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,380
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32

660016863_002.JPG	12/16/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.12	<b>Total Misc Impr</b>	+ 21,481				
<b>Roofing Adj</b>	+ 5.03	<b>Garage Cost</b>	+ 24,139				
<b>Subfloor Adj</b>	+ -3.42	<b>Total RCN</b>	= 358,828				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 40%)</b>	- 143,531				
<b>Plumbing Adj</b>	+ 9.40	<b>Lump Sums</b>	+ 46,087				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 261,384				
<b>Adj Base Cost</b>	= 131.60	<b>Lot Value</b>	+ 261,384				
<b>Total Area</b>	x 2,380	<b>Indicated Value</b>	= 261,384				
<b>Adjusted Cost</b>	= 313,208	<b>Value Per SqFt</b>	109.83				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	261,384		
<b>Lot Value</b>			
<b>Indicated Value</b>	261,384	109.83	Per SqFt
<b>Agland Value</b>	1,440		
<b>Site Improvements</b>	1,635		
<b>Total Value</b>	264,459	111.12	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	40637	22x8		176	28.90		5,086
PRCH	SLAB PORCH - COVERED	40638	44x8		352	28.31		9,965
WODO	WOOD DECK - OPEN	40639	40x20		800	19.05	36%	9,754
GRDT	Garage - Detached	185710	40x28		1,120	32.44		36,333



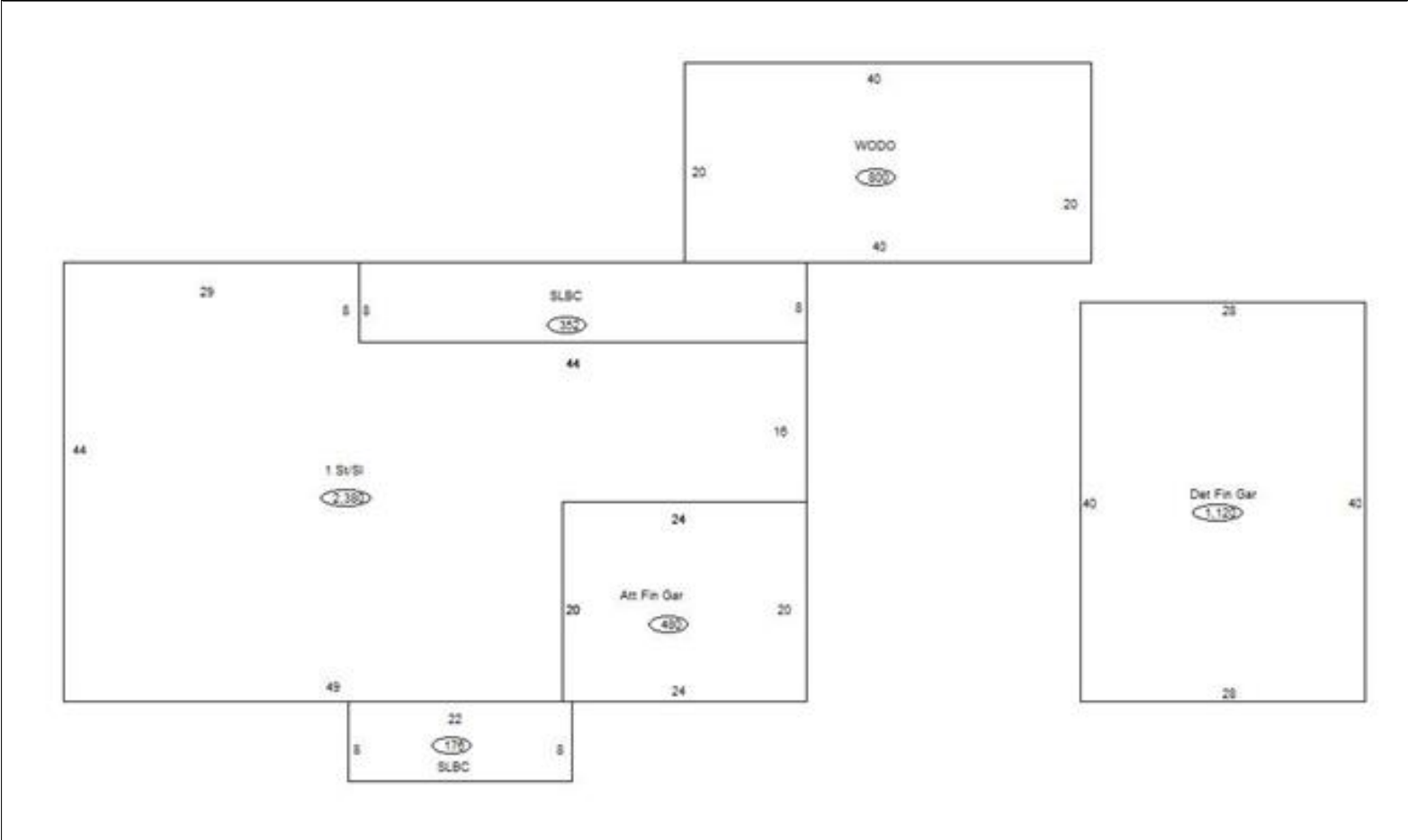
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,380	1.000	2,380
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	176	1.000	176
4	M	PRCH		13	SLBC	352	1.000	352
5	M	WODO		13	WODO	800	1.000	800
6	G	6		13	Det Fin Gar	1,120	1.000	1,120
<b>Total Building Area</b>						<b>2,380</b>		<b>2,380</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128
	Qual	3	Cond 3	Year 2005	Eff Age 16	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.61 x 128)	3,406		3,406	1,771
						1,635



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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%	NTV PST	60			10.000	144	144	1,440	1,440
<b>NTV PST Totals</b>						10.000			1,440	1,440
<b>Total Agland</b>						10.000			1,440	1,440