



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:37:22
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Assessment Data					Primary Image																																																																																																																				
Account 660016882 Parcel ID 21N17E-18-2-00000-000-0000 Cadastral ID 18-21-17-02600 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 261313 MCCOY, DANNY L & BRIDGET D 21195 S 4193 RD CLAREMORE OK 74019-0000					<p>660016882_001.JPG 12/16/2025</p>																																																																																																																				
Parcel Location Situs 21195 S 4193 RD Subdivision Lot/Block / Parcel Size 7.5 - Acres Sec/Twn/Rng 18 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30449919 -95.53737144 SW NE NW LESS & EXCEPT THE NW SW NE NW.					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>R21</td> <td>R22- ADDTL ADDRESS ASSIGNED</td> <td>02/2021</td> <td>09/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- ADDTL ADDRESS ASSIGNED	02/2021	09/2021																																																																																																							
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments	1.0000							
Lot Value								
Residential Data				660016882_001.JPG 12/16/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value	0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x30x14	Concrete	Formed Metal	1,500
	Qual	4.5	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	
Base Cost (37.08 x 1,500)		55,620		55,620	3,893	51,727
	PCPT	Carport - Portable - NCV	10x20x8	Base	Formed Metal	200
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.67 x 200)		934		934	934	
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
Base Cost (20.98 x 120)		2,518		2,518	932	1,586
	SHDS	Shed - Small	10x30x8	Plank	Composition Shingle	300
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
Base Cost (21.03 x 300)		6,309		6,309	2,334	3,975
	UTIL	Utility Building	30x50x12	Concrete	Formed Metal	1,500
	Qual	4	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	
Base Cost (34.45 x 1,500)		51,675		51,675	11,369	40,306
	EQSH	Equipment Shed - NCV	40x42x10	Concrete	Galvanized Metal	1,680
	Qual	2	Cond 2	Year 1985	Eff Age 41	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (17.64 x 1,680)		29,635		29,635	29,635	
	SHIP	Shipping/Storage Container	20x8x8			160
	Qual	0	Cond	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	
Base Cost (6.25 x 160)		1,000		1,000		1,000



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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		



SHPF 6/4/2021

Residential Data	
Type	6 Mobile Home 64 x 30
Condition	4 - Good
Quality	4 - Good
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,920 / 1,920
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	71.57	Total Misc Impr	+ 0
Roofing Adj	+ 3.50	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 170,189
Heat/Cool Adj	+ 3.15	Depreciation (40%)	- 68,076
Plumbing Adj	+ 10.42	Lump Sums	+ 10,529
Basement Adj	+ 0.00	RCNLD	= 112,642
Adj Base Cost	= 88.64	Lot Value	+ 0
Total Area	x 1,920	Indicated Value	= 112,642
Adjusted Cost	= 170,189	Value Per SqFt	58.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,642		
Lot Value			
Indicated Value	112,642	58.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	112,642	58.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	185594	5x5		25	38.71		968
WODO	Wood Deck - Open	185595	5x5		25	38.71		968
WODO	Wood Deck - Open	185596	404		404	21.27		8,593



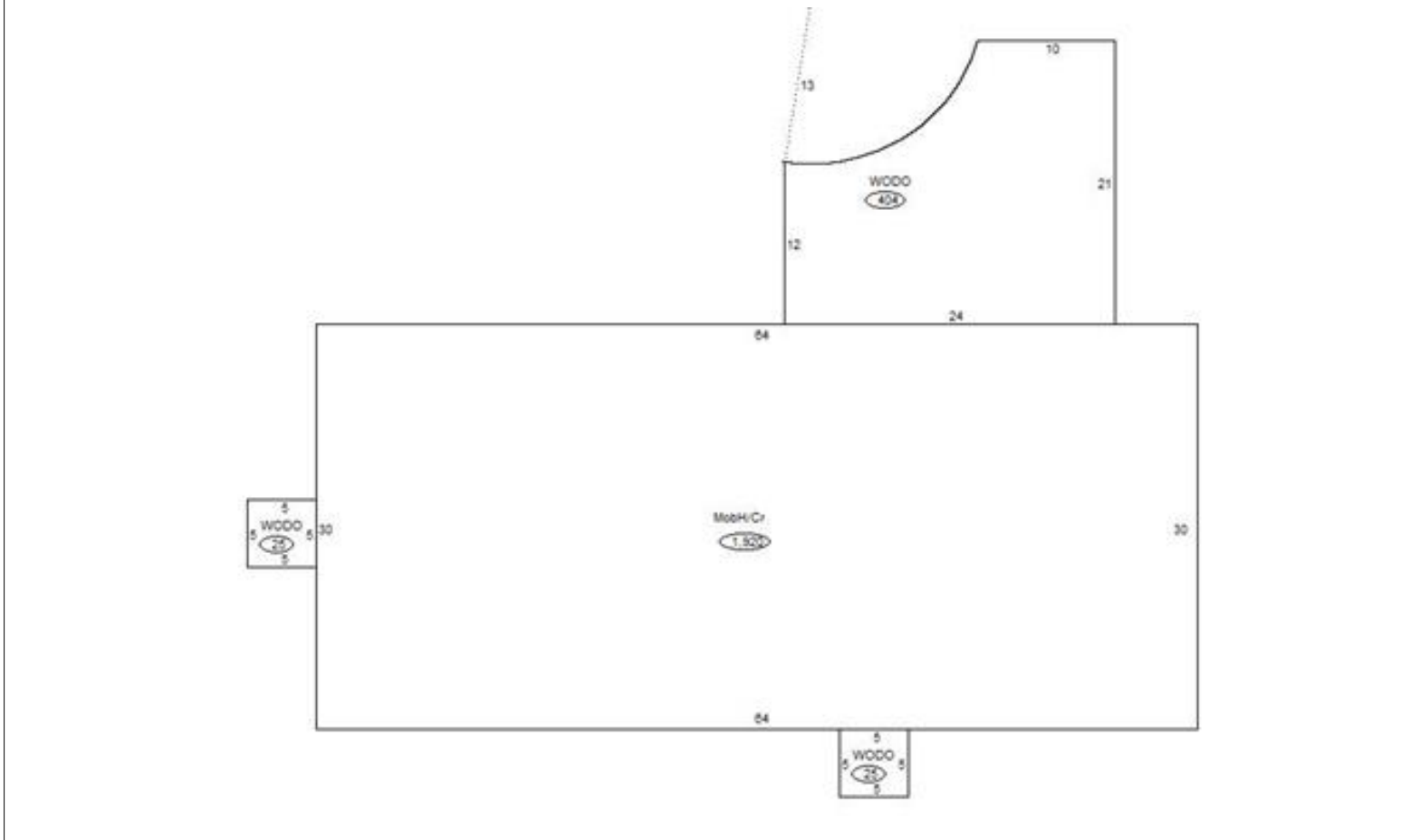
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	10	MobH/Cr	1,920	1.000	1,920
2	M	WODO		10	WODO	25	1.000	25
3	M	WODO		10	WODO	25	1.000	25
4	M	WODO		10	WODO	404	1.000	404
Total Building Area						1,920		1,920



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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	NTV PST	30			2.000	72	72	144	144
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			.500	182	182	91	91
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			5.000	202	202	1,008	1,008
NTV PST Totals						7.500			1,243	1,243
Total Agland						7.500			1,243	1,243