




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:25:33
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Assessment Data					Primary Image																																																																																																															
Account 660016887 Parcel ID 21N17E-18-2-00000-000-0000 Cadastral ID 18-21-17-02900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 316364 MCCUISTIAN, KANDICE & JOHN & SONNY RAY & KELLEY M HARP 16436 E HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 16436 E HWY 20 Subdivision Lot/Block / Parcel Size 4.56 - Acres Sec/Twn/Rng 18 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-4\IMG_ 6/4/2021</p>																																																																																																															
Legal Description Lat/Long: 36.30537581 -95.53556295 E2 W2 E2 NE NW & LESS TR BEG 329.99' W NE/C NW, TH S 116.07' , TH WLY ON CUR TO L (RAD 429 5.52') 164.94', TH N 01-25-37 W 115 63' TO PT ON N/L NW, TH E 165' TO POB FOR HWY																																																																																																																				
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Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size			
Lot Count			
Units Buildable	4.56		
Non-Ag Acres	4.5231		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	197,028.00 x .36 = 70,414		
Factor Value			
Adjustments	1.0000		
Lot Value	70,414		



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-4\IMG_ 6/4/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,626
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	203,106	124.91	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	100.83	Total Misc Impr	+	10,674	
Roofing Adj	+ 5.22	Garage Cost	+	15,166	
Subfloor Adj	+ -1.15	Total RCN	=	229,139	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	100,821	
Plumbing Adj	+ 8.66	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	128,318	
Adj Base Cost	= 125.03	Lot Value	+	70,414	
Total Area	x 1,626	Indicated Value	=	198,732	
Adjusted Cost	= 203,299	Value Per SqFt		122.22	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,318		
Lot Value	70,414		
Indicated Value	198,732	122.22	Per SqFt
Agland Value			
Site Improvements	40,036		
Total Value	238,768	146.84	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40675	10x8		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	40676	154		154	23.74		3,656



Rogers

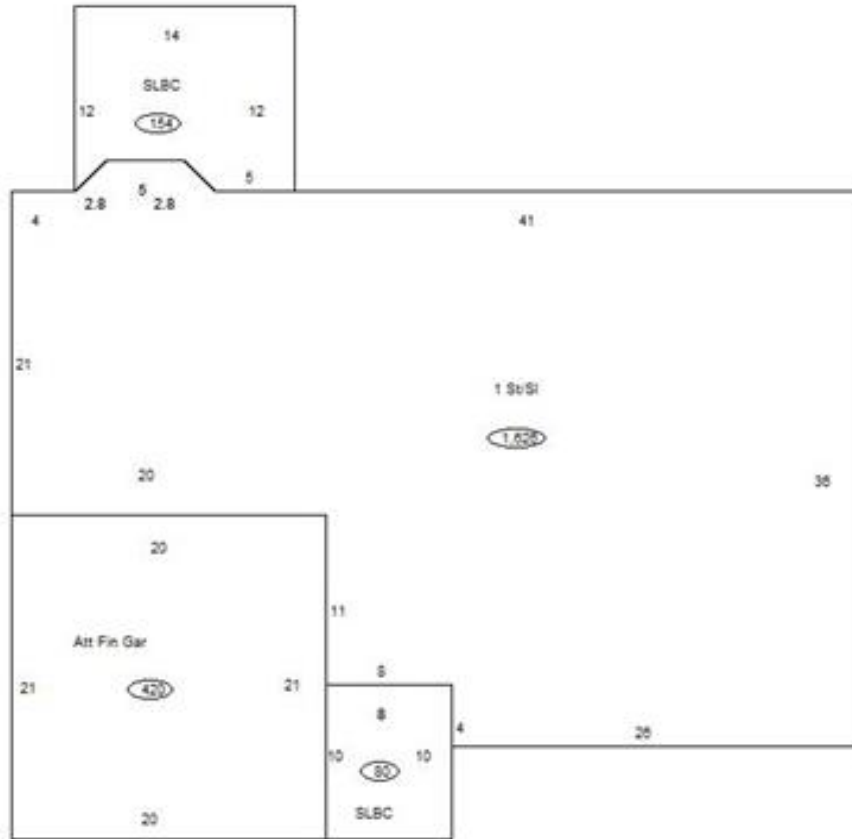
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Sketch Image

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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	1,626	1.000	1,626
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PRCH		10	SLBC	154	1.000	154
Total Building Area						1,626		1,626



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	14x20x8	Concrete	Formed Metal	280
	Qual	4	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (19.19 x 280)	5,373		5,373	1,451	3,922
	WODO	Wood Deck - Open AT ABV GR POOL	10x10x0	Plank		100
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (27.10 x 100)	2,710		2,710	732	1,978
	UTIL	Utility Building	30x46x10	Concrete	Formed Metal	1,380
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (29.84 x 1,380)	41,179		41,179	10,295	30,884
	SHDS	Shed - Small	5x10x6	Plank	Formed Metal	50
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (36.45 x 50)	1,823		1,823	839	984
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (23.63 x 200)	4,726		4,726	2,458	2,268
	BNV	LEAN-TO (STORM/TORNADO DAMAGE)	0x0x0			
	Qual	3	Cond 3	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ 0% Func)	RCNLD
	Base Cost (0.00 x)					