



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 09:58:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017492 <b>Parcel ID</b> 21N15E-19-1-00000-000-0000 <b>Cadastral ID</b> 19-21-15-01100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 329319 A&M LANDS LLC  321 S BOSTON SUITE 200 TULSA OK 74103-0000  <b>Parcel Location</b> <b>Situs</b> 22700 S 4080 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 125.98 - Acres <b>Sec/Twn/Rng</b> 19 / 21 / 15 / 1 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.28478954 -95.74519831																																																																																																																									
<b>Legal Description</b> NE & N2 SE LESS TR DESC AS COMM SE/C SEC; N01.1627W 3580 01'; S88.4333W 762.26' TO POB; S89.5950W 220.07'; N00.0010W 208 07'; N89.5950E 220.07'; S00.0010E 208.07' TO POB & LESS TR DESC 2022-018856 AS COMM SE/C SEC; N01.1627W 1470.03' TO POB; N64 4001W 61.20'; N50.1601W 342.98'; N54.0721W					<b>Building Permits</b> <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>/</td> <td>TURNER, MICHAEL L &amp; JULIE M</td> <td>10/18/2019</td> <td></td> <td>0 WB</td> </tr> <tr> <td>/</td> <td>BARNES, CLAUDIA ANN</td> <td>04/18/2019</td> <td>1,982,000</td> <td>WG</td> </tr> <tr> <td>2677/57</td> <td>BARNES, WILLIAM R &amp; CLAUDIA A</td> <td>11/21/2017</td> <td></td> <td>0 WB</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	/	TURNER, MICHAEL L & JULIE M	10/18/2019		0 WB	/	BARNES, CLAUDIA ANN	04/18/2019	1,982,000	WG	2677/57	BARNES, WILLIAM R & CLAUDIA A	11/21/2017		0 WB																																																																																												
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Lot Data		Square-Foot - UNPLATTED (ACRES) AG LAND		Primary Image				
Lot Size				<p>\\tsclient\C\Users\KWM\Pictures\current\2014-09-09\011.JPG 9/10/2014</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age /				Indicated Value	0.00 Per SqFt			
Cost Approach		Manual : 01/2025		Agland Value	10,775			
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				Total Value	68,567 0.00 Total Value Per SqFt			
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	SHOP BUILDING	0x0x0			2,400
	Qual	4	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.10 x 2,400)	72,240	72,240	14,448	57,792



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Lot Data	Units-Buildable - PRESLEY HOLLOW II - DEV DEF	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	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,272 / 4,064
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	2,272
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40

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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	93.04	Total Misc Impr	+ 23,530				
Roofing Adj	+ 4.62	Garage Cost	+ 0				
Subfloor Adj	+ -2.62	Total RCN	= 503,610				
Heat/Cool Adj	+ 17.38	Depreciation ( 46%)	- 231,661				
Plumbing Adj	+ 5.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 271,949				
Adj Base Cost	= 118.13	Lot Value	+ 0				
Total Area	x 4,064	Indicated Value	= 271,949				
Adjusted Cost	= 480,080	Value Per SqFt	66.92				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,949		
Lot Value			
Indicated Value	271,949	66.92	Per SqFt
Agland Value			
Site Improvements	19,238		
Total Value	291,187	71.65	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	7,721.18		7,721
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	157200	28x6		168	35.87		6,026
PATO	SLAB PORCH - OPEN	157201	14x10		140	14.73		2,062



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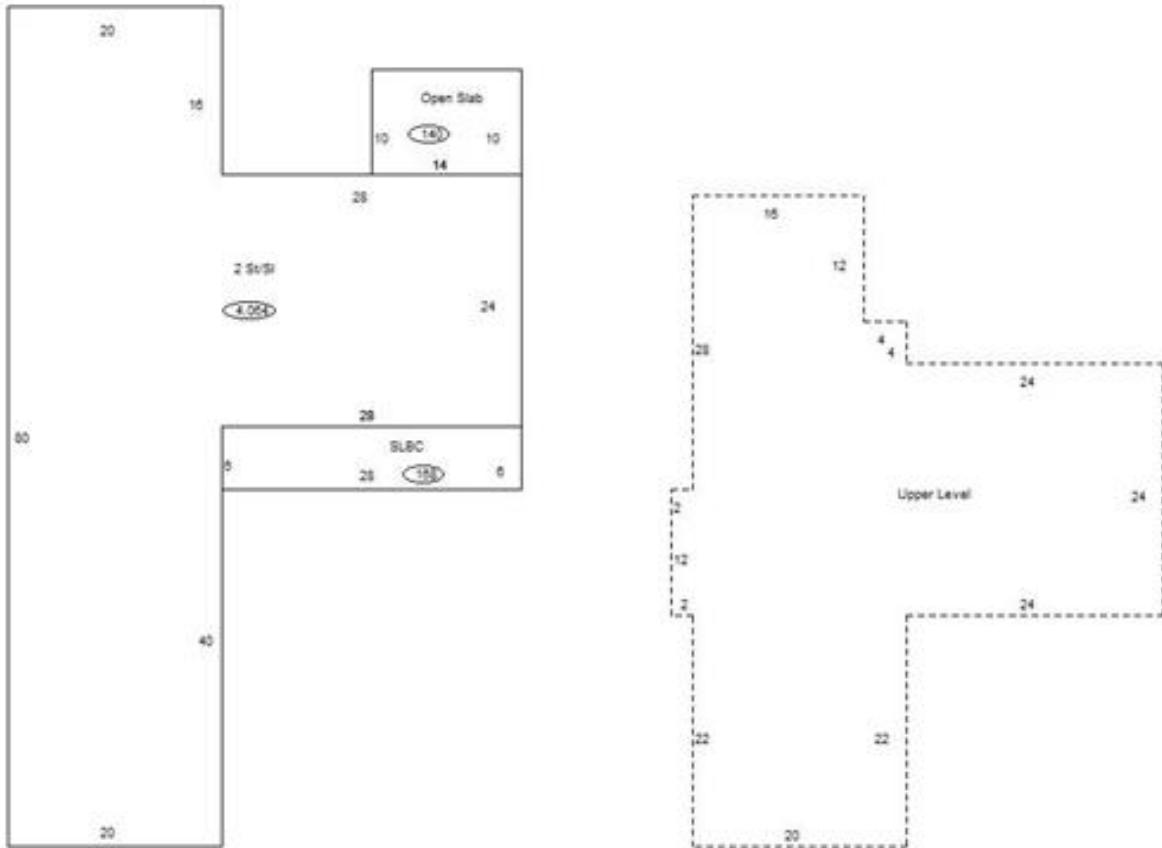
Date 04/17/2026

Time 09:58:45

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### Sketch Image

660017492



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	2,272	1.789	4,064
2	M	PRCH		13	SLBC	168	1.000	168
3	M	PATO		13	Open Slab	140	1.000	140
4	U	^UL	Overhang	13	Upper Level	1,792	1.000	1,792
<b>Total Building Area</b>						<b>2,272</b>		<b>4,064</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,292
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.78 x 1,292)	38,476	38,476	19,238	19,238





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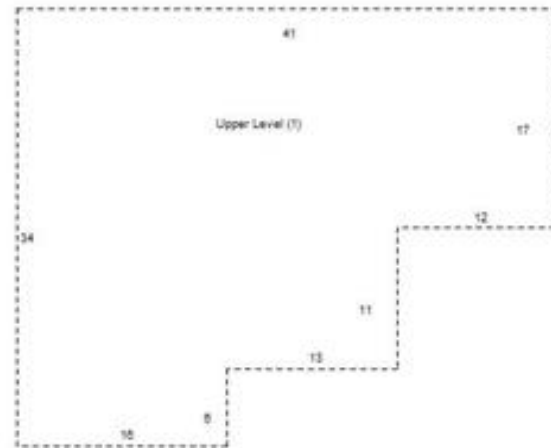
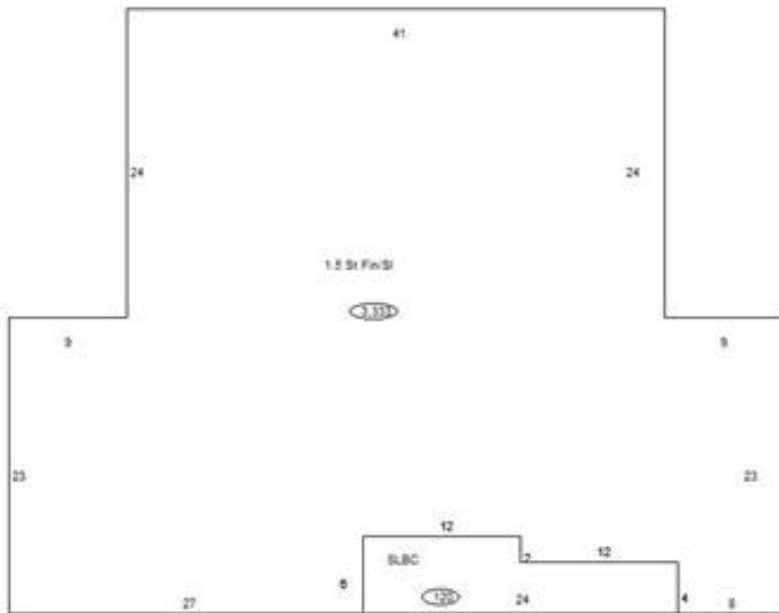
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,221	1.501	3,333
2	U	^UL		10	Upper Level (1)	1,112	1.000	1,112
3	M	PRCH		10	SLBC	120	1.000	120
<b>Total Building Area</b>						2,221		3,333



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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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			.541	81	81	44	44
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			20.401	108	108	2,203	2,203
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			18.876	192	192	3,624	3,624
OS	OSAGE CLAY	TMBR	58			21.557	104	104	2,251	2,251
RS	ROUGH STONY LAND	TMBR	20			18.947	36	36	682	682
SO	SOGN SOILS	TMBR	15			19.979	27	27	539	539
SO	SOGN SOILS	NTV PST	15			9.418	36	36	339	339
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			9.062	121	121	1,093	1,093
W	WATER	TMBR	0			7.199	0	0	0	0
<b>TMBR Totals</b>						125.980			10,775	10,775
<b>Total Agland</b>						125.980			10,775	10,775