



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 660017589 Parcel ID 21N17E-19-2-00000-000-0000 Cadastral ID 19-21-17-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 263161 SANDERS, BETTY-TRUSTEE CONTRACT FOR DEED TO JENNIE HUNT & TREASIE MCKENZIE 2012 N ALLIED RD STROUD OK 74079-0000					<p>660017589 12/16/25</p> <p>660017589_001.JPG 12/16/2025</p>																																																																																																																				
Parcel Location Situs 16012 E 500 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 19 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29073242 -95.54219026 W 660' S2 OF LOT 1 & W 330' OF N2 LOT 1					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,284 / 1,284
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,284
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

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	98.02	Total Misc Impr	+ 23,679	Roofing Adj	+ 4.20	Garage Cost	+ 14,146
Subfloor Adj	+ 0.00	Total RCN	= 191,661	Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 99,664
Plumbing Adj	+ 7.29	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 91,997
Adj Base Cost	= 119.81	Lot Value	+ 91,997	Total Area	x 1,284	Indicated Value	= 91,997
Adjusted Cost	= 153,836	Value Per SqFt	71.65	Adjusted Cost	= 153,836	Value Per SqFt	71.65

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,997		
Lot Value			
Indicated Value	91,997	71.65	Per SqFt
Agland Value	3,189		
Site Improvements	2,591		
Total Value	97,777	76.15	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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	135750	22x16		352	53.30		18,762
PRCH	Porch	185853	4x4		16	21.24		340



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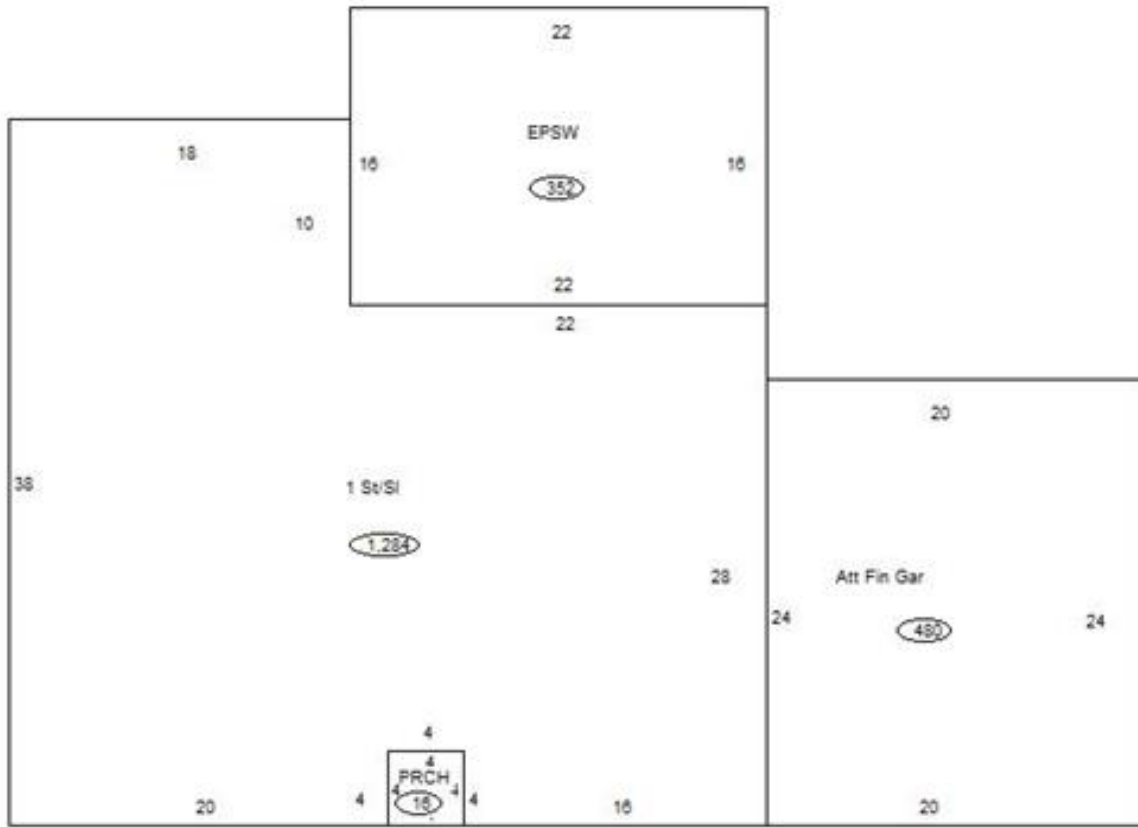
Date 04/17/2026

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Sketch Image

660017589



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,284	1.000	1,284
2	G	5		10	Att Fin Gar	480	1.000	480
3	M	EPSW		10	EPSW	352	1.000	352
4	M	PRCH		10	PRCH	16	1.000	16
Total Building Area						1,284		1,284



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	10x20x8	Dirt	Formed Metal	200
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 200)	1,424		1,424	655	769
	BNGP	Barn - General Purpose	24x40x8	Dirt	Galvanized Metal	960
	Qual 1	Cond 1	Year 1960	Eff Age 92		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (18.98 x 960)	18,221		18,221	16,399	1,822
	BNV	STG FAIR (PORTABLE)	0x0x0			
	Qual 0	Cond	Year 0	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
	Base Cost (0.00 x)					




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Units Buildable			
Non-Ag Acres			
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Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\C\TOMS PC PICS\2017-08-07 08-07-2017\08-07-2017 02 8/7/2017	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 50 x 12	Indicated Value	
Condition	1 - Low	Multiple Regression	
Quality	1 - Low	MRA Code	
Architecture	BNV Building No Value	Adusted R	
Style	100% Single Wide	Indicated Value	
Exterior Wall	100% Aluminum Sheet	Direct Comparables	
Base/Total Area	600 / 600	Selection Model 1 Res	
Style	100% Single Wide	Adjustment Model A2 AO Test	
HVAC		Comparables	
Roof Cover	14 Metal, Ribbed	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Correlated Value	
Bed/F/H Bath	/ /	Improvements 500	
Basement Area		Lot Value	
Garage Type		Indicated Value 500 0.83 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1983 / 60	Site Improvements	
Cost Approach		Total Value 500 0.83 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	51.40	Total Misc Impr	+ 0
Roofing Adj	+ 2.44	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 37,698
Heat/Cool Adj	+ 0.00	Depreciation (100%)	- 37,698
Plumbing Adj	+ 8.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 62.83	Lot Value	+ 0
Total Area	x 600	Indicated Value	= 0.00
Adjusted Cost	= 37,698	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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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	13		10	Singlewide	600	1.000	600
Total Building Area						600		600



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	1.250	143	143	179	179
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	7.450	224	224	1,669	1,669
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	6.300	213	213	1,341	1,341
IMP PST Totals						15.000			3,189	3,189
Total Agland						15.000			3,189	3,189