




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017594 <b>Parcel ID</b> 21N17E-19-2-00000-000-0000 <b>Cadastral ID</b> 19-21-17-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 307032 CHANDLER, DONALD R &  PAMELA S 16254 E 500 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 16254 E 500 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.23 - Acres <b>Sec/Twn/Rng</b> 19 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29074204 -95.53913669 LOT 1 LESS & EXCEPT W 990' THEREOF & LESS E 150' W 1140' N 678 50' GOVT LOT 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	7.0693		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	307,941.00 x .33 = 101,469		
Factor Value			
Adjustments	1.0000		
Lot Value	101,469		



660017594\_005.JPG 12/16/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Frame, Siding, Vinyl 70% Veneer, Masonry
Base/Total Area	1,752 / 2,214
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,752
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	900 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	349,356	157.79	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.69	Total Misc Impr	+	24,138	
Roofing Adj	+ 4.68	Garage Cost	+	51,219	
Subfloor Adj	+ -3.65	Total RCN	=	352,749	
Heat/Cool Adj	+ 16.31	Depreciation ( 48%)	-	169,320	
Plumbing Adj	+ 8.26	Lump Sums	+	4,927	
Basement Adj	+ 0.00	RCNLD	=	188,356	
Adj Base Cost	= 125.29	Lot Value	+	101,469	
Total Area	x 2,214	Indicated Value	=	289,825	
Adjusted Cost	= 277,392	Value Per SqFt		130.91	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,356		
Lot Value	101,469		
Indicated Value	289,825	130.91	Per SqFt
Agland Value			
Site Improvements	38,120		
Total Value	327,945	148.12	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	42634	33x14		462	31.43		14,521
PRCH	SLAB PORCH - COVERED	42635	18x4		72	32.96		2,373
BALW	BALCONY - WOOD	42636	20x7		140	35.19		4,927



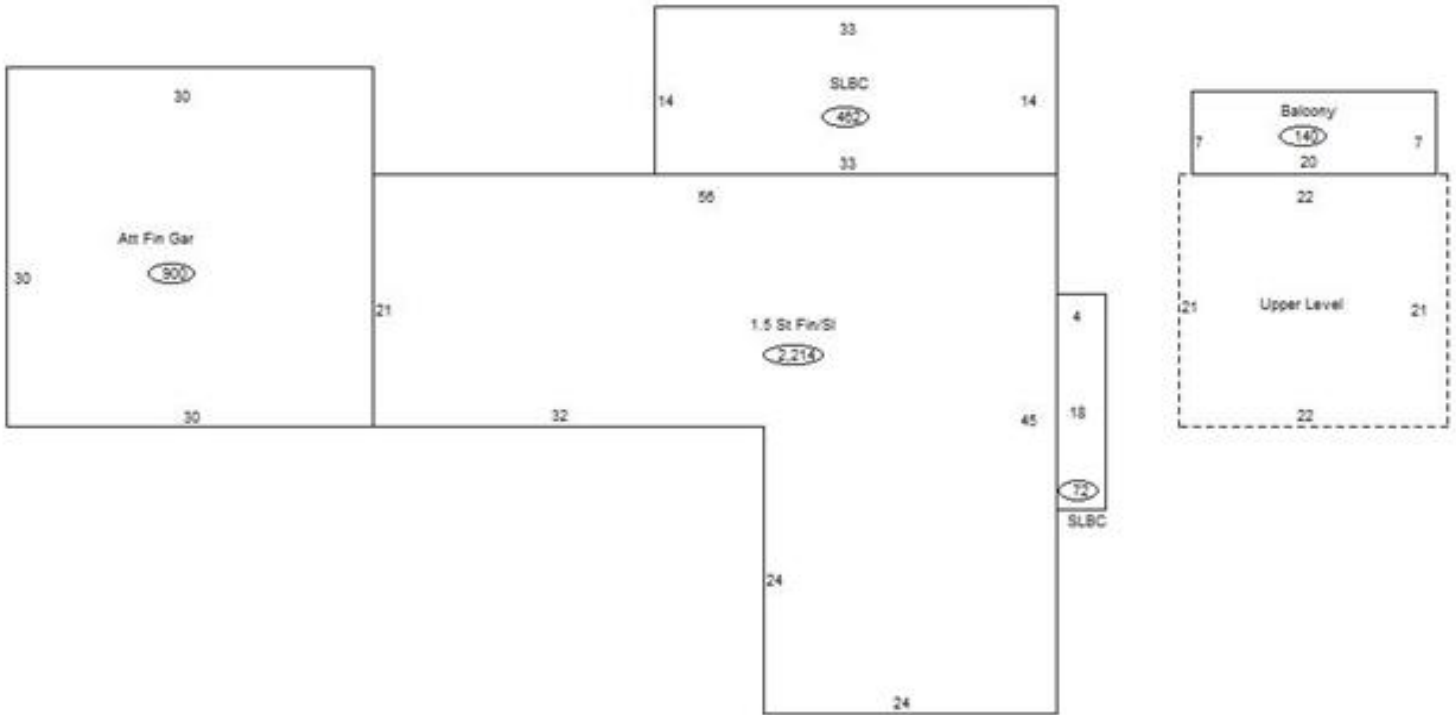
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,752	1.264	2,214
2	G	5		13	Att Fin Gar	900	1.000	900
3	M	PRCH		13	SLBC	462	1.000	462
4	M	PRCH		13	SLBC	72	1.000	72
5	M	BALW		13	Balcoony	140	1.000	140
6	U	^UL	Overhang	13	Upper Level	462	1.000	462
<b>Total Building Area</b>						1,752		2,214



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.23 x 1,200)		37,476	37,476	1,124	36,352
	PRCH	Porch ON UTIL	3x10x12	Concrete	Formed Metal	30
	Qual 4	Cond 3	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.10 x 30)		993	993	99	894
	PCPT	Carport - Portable - NCV	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 360)		1,660	1,660	1,660	
	PCPT	Carport - Portable	18x20x8	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.55 x 360)		1,998	1,998	1,998	
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual 3	Cond 2	Year 2000	Eff Age 26		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.34 x 96)		2,913	2,913	2,039	874