



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017757 <b>Parcel ID</b> 000000-00-0-00891-001-0002 <b>Cadastral ID</b> 19-23-17-01420 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RAP VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 22984 ROSS, RONNIE W  10581 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 10581 S 4190 RD <b>Subdivision</b> WARDS GROVE <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1.75 - Lots <b>Sec/Twn/Rng</b> 19 / 23 / 17 / 5 <b>Neighborhood</b> 1141 - R-V02-NE FOYIL <b>School District</b> S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-16\IMG_004 9/18/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.45791410 -95.54043530 TR 2 LESS N 155' OF W 351' & E2 TR 3 WARDS GROVE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1141 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4243	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 5	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,840 / 2,392
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-16\IMG\_004 9/18/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.63	Total Misc Impr	+ 17,601				
Roofing Adj	+ 3.48	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 285,481				
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	- 65,661				
Plumbing Adj	+ 4.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 219,820				
Adj Base Cost	= 111.99	Lot Value	+ 0				
Total Area	x 2,392	Indicated Value	= 219,820				
Adjusted Cost	= 267,880	Value Per SqFt	91.90				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,820		
Lot Value			
Indicated Value	219,820	91.90	Per SqFt
Agland Value	867		
Site Improvements	8,904		
Total Value	229,591	95.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42977	46x10		460	25.49		11,725
PRCH	SLAB PORCH - COVERED	148110	28x8		224	26.23		5,876



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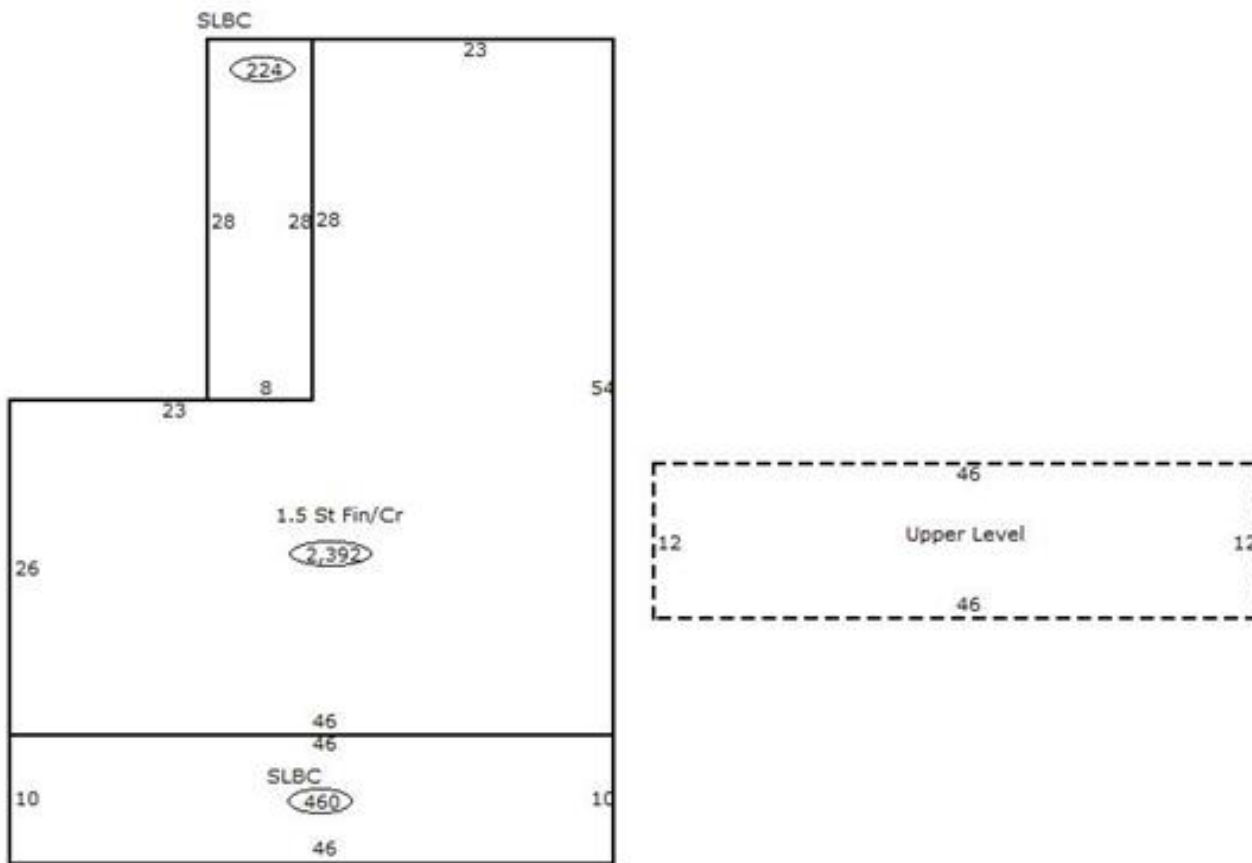
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,840	1.300	2,392
2	U	^UL		13	Upper Level	552	1.000	552
3	M	PRCH		13	SLBC	460	1.000	460
4	M	PRCH		13	SLBC	224	1.000	224
<b>Total Building Area</b>						<b>1,840</b>		<b>2,392</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	LEAN-TO	25x10x6	Dirt	Formed Metal	250	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.44 x 250)		2,360		2,360	732	1,628
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (23.81 x 192)		4,572		4,572	4,572	
	PCPT	Carport - Portable	22x24x12	Concrete	Formed Metal	528	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.24 x 528)		3,295		3,295	3,295	
	PCPT	Carport - Portable	18x18x8	Concrete	Formed Metal	324	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<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 324)		1,798		1,798	1,798	
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140	
	Qual	3	Cond 2.5	Year 2000	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25.15 x 140)		3,521		3,521	3,521	
	GRDT	Garage - Detached	26x22x8	Concrete	Composition Shingle	572	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.27 x 572)		16,170		16,170	8,894	7,276



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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	TMBR	51			6.130	92	92	563	563
RS	ROUGH STONY LAND	TMBR	20			8.450	36	36	304	304
<b>TMBR Totals</b>						14.580			867	867
<b>Total Agland</b>						14.580			867	867