



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 660018438 Parcel ID 21N17E-20-4-00000-000-0000 Cadastral ID 20-21-17-00110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 322874 ARMITAGE, MICHAEL LEE & MARTHA LOUISE REVOCABLE TRUST MARTHA ARMITAGE-TRUSTEE PO BOX 1396 CLAREMORE OK 74018-0000 Parcel Location Situs 21002 S 4210 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 20 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																			
Legal Description Lat/Long: 36.28195172 -95.51181085										Building Permits									
SE					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	ARMITAGE, MICHAEL L &	12/18/2020		WB										
					2670/913	SMITH, WILLIAM E &	10/27/2017	5,532,000	WG										
					1212/438	WILLIAMS, BUFORD &	01/31/2000	3,500,000	No										
					1204/837	K J POSEY LAND, L.L.C.	12/01/1999	1,000	No										
					1059/259	LOWRANCE, EVERETT	03/28/1997	900,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	2018		Land Value	10,519	10,519	11%	1,157	Assessed	66,154										
Year Frozen	0		Improvements	630,526	590,875		64,997	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	641,045	601,394		66,154	Total Taxable	66,154										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018438	ARMITAGE, MICHAEL LEE &			5	583,878	0	64,226	5,334.00										
2024	2024-660018438	ARMITAGE, MICHAEL LEE &			5	647,457	0	63,305	5,283.00										
2023	2023-660018438	ARMITAGE, MICHAEL LEE &			5	558,745	0	61,462	5,118.00										
2022	2022-660018438	ARMITAGE, MICHAEL LEE &			5	560,610	0	61,667	5,129.00										
2021	2021-660018438	ARMITAGE, MICHAEL LEE &			5	574,092	0	63,150	5,357.00										
2020	2020-660018438	ARMITAGE, MICHAEL L &			5	563,422	0	61,472	5,204.00										
2019	2019-660018438	ARMITAGE, MICHAEL L &			5	542,559	0	59,681	5,168.00										
2018	2018-660018438	ARMITAGE, MICHAEL L &			5	572,620	0	62,988	5,460.00										
2017	2017-660018438	SMITH, WILLIAM E &			5	566,167	1000	49,365	4,026.00										
2016	2016-660018438	SMITH, WILLIAM E &			5	550,334	1000	47,898	4,086.00										
2015	2015-660018438	SMITH, WILLIAM E &			5	539,752	1000	46,474	3,927.00										
2014	2014-660018438	SMITH, WILLIAM E &			5	542,758	1000	45,091	3,870.00										
2013	2013-660018438	SMITH, WILLIAM E &			5	474,579	1000	43,749	3,811.00										



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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		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-10\IMG 6/10/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	6,803 / 6,803
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	6,803
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,190 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1969 / 43

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	106.53	Total Misc Impr	+ 173,684				
Roofing Adj	+ 5.29	Garage Cost	+ 67,723				
Subfloor Adj	+ -4.01	Total RCN	= 1,116,137				
Heat/Cool Adj	+ 16.31	Depreciation (49%)	- 546,907				
Plumbing Adj	+ 4.46	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 569,230				
Adj Base Cost	= 128.58	Lot Value	+ 569,230				
Total Area	x 6,803	Indicated Value	= 569,230				
Adjusted Cost	= 874,730	Value Per SqFt	83.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	569,230		
Lot Value			
Indicated Value	569,230	83.67	Per SqFt
Agland Value	10,519		
Site Improvements	61,296		
Total Value	1,210,275	177.90	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
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EPSW	ENCLOSED PORCH - SOLID WALL	114869	344		344	83.61		28,762
EPSW	ENCLOSED PORCH - SOLID WALL	114870	36x10		360	83.48		30,053
PATO	SLAB PORCH - OPEN	114871	220		220	12.81		2,818
EPSW	ENCLOSED PORCH - SOLID WALL	114872	280		280	84.14		23,559
PRCH	SLAB PORCH - COVERED	114873	442		442	31.49		13,919
PATO	SLAB PORCH - OPEN	114875	862		862	10.78		9,292
PRCH	SLAB PORCH - COVERED	114876	1495		1,495	29.13		43,549



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		490
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (51.97 x 490)		25,465	25,465	6,876	18,589
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (29.21 x 1,500)		43,815	43,815	4,820	38,995
	LOAF	LOAFING SHED	18x56x10	Dirt	Formed Metal	1,008
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 1,008)		6,875	6,875	3,163	3,712



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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	NTV PST	51			29.457	122	122	3,606	3,606
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			16.289	54	54	880	880
CO	COLLINSVILLE STONY LOAM	NTV PST	22			114.254	53	53	6,033	6,033
NTV PST Totals						160.000			10,519	10,519
Total Agland						160.000			10,519	10,519