



# 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	660018729				<p>\\tsclient\A\TOMMY DUNLAP\New folder (267)\IMG_0031.JPG 9/12/2023</p>									
Parcel ID	21N16E-21-1-00000-000-0000													
Cadastral ID	21-21-16-00400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	18 - CLAREMORE RURAL/W/O FIRE													
Name ID	281415													
POLSON PROPERTIES INC														
11933 E 510 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	22488 S 4160 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	21 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.28655329 -95.59806272														
SE SE NE														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2524/64	POLSON, JOHN DAVID &	01/20/2016	165,000	4					
					2164/330	REAGAN, RUTHVEN EARL &	03/22/2011	180,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	1,770	1,770	11%	195	Assessed	4,422	408.73					
Year Frozen	0	Improvements	43,598	38,430		4,227	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	45,368	40,200		4,422	Total Taxable	4,422	409.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018729	POLSON PROPERTIES INC	18	39,030	0	4,294	397.00							
2024	2024-660018729	POLSON PROPERTIES INC	18	41,439	0	4,559	421.00							
2023	2023-660018729	POLSON PROPERTIES INC	18	63,771	0	7,015	643.00							
2022	2022-660018729	POLSON PROPERTIES INC	18	166,591	0	18,325	1,696.00							
2021	2021-660018729	POLSON PROPERTIES INC	18	164,847	0	18,133	1,601.00							
2020	2020-660018729	POLSON PROPERTIES INC	18	163,769	0	18,015	1,650.00							
2019	2019-660018729	POLSON PROPERTIES INC	18	162,427	0	17,867	1,655.00							
2018	2018-660018729	POLSON PROPERTIES INC	18	168,520	0	18,537	1,713.00							
2017	2017-660018729	POLSON PROPERTIES INC	18	167,740	0	18,451	1,693.00							
2016	2016-660018729	POLSON PROPERTIES INC	18	166,067	0	18,267	1,712.00							
2015	2015-660018729	POLSON, JOHN DAVID &	18	171,270	0	18,840	1,696.00							
2014	2014-660018729	POLSON, JOHN DAVID &	18	171,965	0	18,916	1,754.00							
2013	2013-660018729	POLSON, JOHN DAVID &	18	170,170	0	18,689	1,710.00							



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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		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,868 / 1,868
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1939 / 87



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	91,365	48.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	86.41	Total Misc Impr	+	5,592			
Roofing Adj	+ 3.89	Garage Cost	+				
Subfloor Adj	+ 2.27	Total RCN	=	189,310			
Heat/Cool Adj	+ 0.76	Depreciation ( 80%)	-	151,448			
Plumbing Adj	+ 5.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	37,862			
Adj Base Cost	= 98.35	Lot Value	+				
Total Area	x 1,868	Indicated Value	=	37,862			
Adjusted Cost	= 183,718	Value Per SqFt		20.27			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,862		
Lot Value			
Indicated Value	37,862	20.27	Per SqFt
Agland Value	1,770		
Site Improvements	5,736		
Total Value	45,368	24.29	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
PRCH	SLAB PORCH - COVERED	45494	12x4		48	21.14		1,015



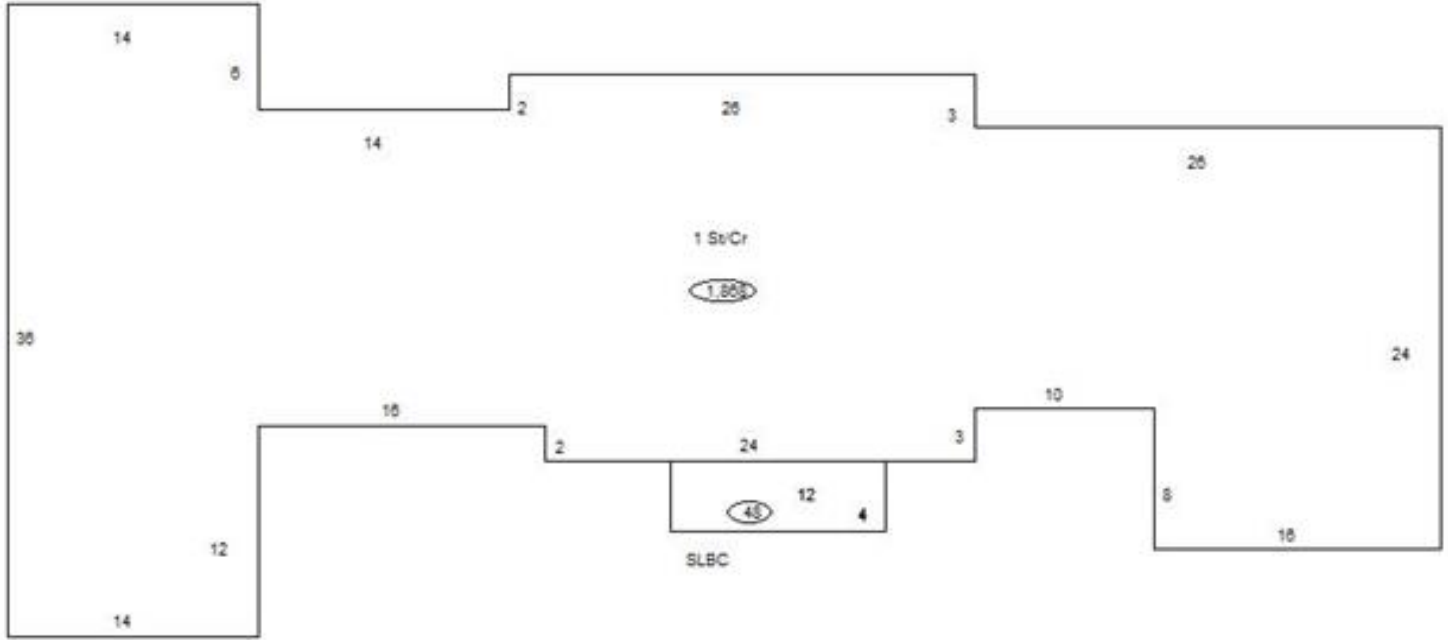
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,868	1.000	1,868
2	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						1,868		1,868



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			192
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 192)		899		899	539	360
	DTGF DETACHED GARAGE FAIR		0x0x0			672
	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 (16.00 x 672)		10,752		10,752	5,376	5,376



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.127	144	144	450	450
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			6.873	192	192	1,320	1,320
<b>NTV PST Totals</b>						10.000			1,770	1,770
<b>Total Agland</b>						10.000			1,770	1,770