



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	660018742								
Parcel ID	21N16E-21-2-00000-000-0000								
Cadastral ID	21-21-16-01700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	297112								
MCCUISTIAN, ROGER TRUSTEE									
DEWEY MCCUISTIAN TRUST									
17591 OWALLA VALLEY DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	22055 S 4150 RD								
Subdivision									
Lot/Block	/	Parcel Size	54.65 - Acres						
Sec/Twn/Rng	21 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.28763656 -95.61226454									
W2 NW LESS TPK & LESS TR BEG; 832' S NW/C S TO NELY ROW TPK NELY AL G ROW TO PT WHICH IS 671' E OF POB W TO POB; LESS TR BEG 582' S OF NW/C NW/4; TH E 416'; TH S 250'; TH W 416'; TH N 250' TO POB. LESS TR DESC 2024-001135 AS BEG 582' S NW/C NW; E 416'; N 250'; W 416'; S 250' TO POB. LESS									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1245/757	MCCUISTIAN, DEWEY	09/06/2000	0	4					
916/60	MCCUISTIAN, DEWEY	05/25/1993	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	7,966	7,966	11%	876	Assessed	5,508 509.10	
Year Frozen	0	Improvements	42,101	42,101		4,632	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	50,067	50,067		5,508	Total Taxable	5,508 509.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018742	MCCUISTIAN, ROGER TRUSTEE	18	10,111	0	1,112	103.00		
2024	2024-660018742	MCCUISTIAN, ROGER TRUSTEE	18	10,111	0	1,112	103.00		
2023	2023-660018742	MCCUISTIAN, ROGER TRUSTEE	18	196,129	1000	12,889	1,181.00		
2022	2022-660018742	MCCUISTIAN, ROGER TRUSTEE	18	198,756	1000	12,484	1,156.00		
2021	2021-660018742	MCCUISTIAN, ROGER TRUSTEE	18	207,768	1000	12,091	1,068.00		
2020	2020-660018742	MCCUISTIAN, ROGER TRUSTEE	18	205,453	1000	11,709	1,072.00		
2019	2019-660018742	MCCUISTIAN, ROGER TRUSTEE	18	196,763	1000	11,340	1,050.00		
2018	2018-660018742	MCCUISTIAN, ROGER TRUSTEE	18	204,403	1000	10,981	1,015.00		
2017	2017-660018742	MCCUISTIAN, ROGER TRUSTEE	18	202,483	0	11,632	1,067.00		
2016	2016-660018742	MCCUISTIAN, ROGER TRUSTEE	18	196,690	0	11,292	1,058.00		
2015	2015-660018742	MCCUISTIAN, ROGER TRUSTEE	18	191,505	0	10,964	987.00		
2014	2014-660018742	MCCUISTIAN, ROGER TRUSTEE	18	194,449	0	10,644	987.00		
2013	2013-660018742	MCCUISTIAN, ROGER TRUSTEE	18	185,241	0	10,335	946.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
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	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	891 / 891
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 54



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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	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.53	Total Misc Impr	+	2,186			
Roofing Adj	+ 4.93	Garage Cost	+				
Subfloor Adj	+ 2.48	Total RCN	=	99,439			
Heat/Cool Adj	+ 4.80	Depreciation (62%)	-	61,652			
Plumbing Adj	+ 5.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	37,787			
Adj Base Cost	= 109.15	Lot Value	+				
Total Area	x 891	Indicated Value	=	37,787			
Adjusted Cost	= 97,253	Value Per SqFt		42.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,787		
Lot Value			
Indicated Value	37,787	42.41	Per SqFt
Agland Value	7,966		
Site Improvements	4,314		
Total Value	87,854	98.60	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	194261	18x6		108	20.24	2,186



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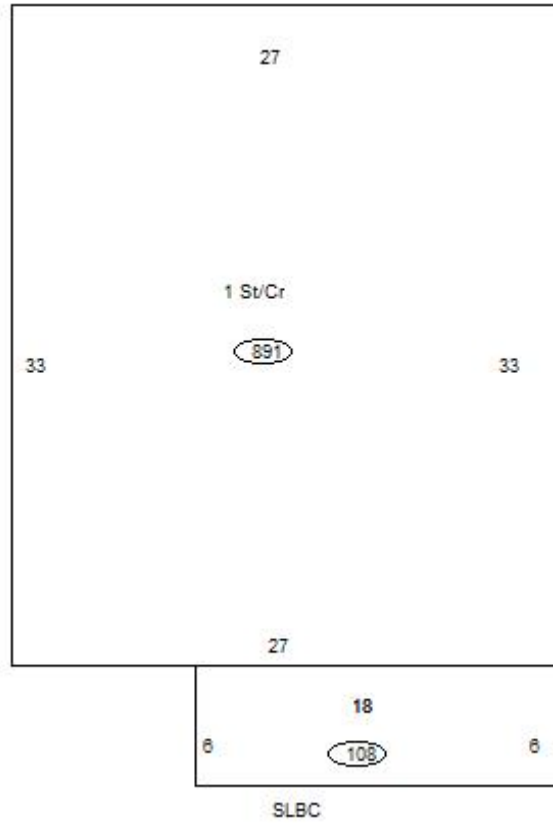
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	891	1.000	891
2	M	PRCH		10	SLBC	108	1.000	108
Total Building Area						891		891



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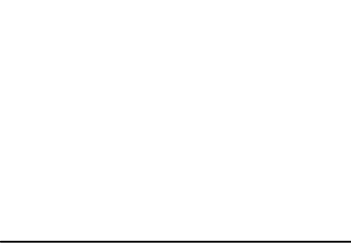

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	25x35x0			875
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (10.48 x 875)		9,170		9,170	5,502	3,668
	STF	STG FAIR	0x0x0			336
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
Base Cost (4.68 x 336)		1,572		1,572	1,415	157
	STF	STG FAIR	0x0x0			525
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
Base Cost (4.68 x 525)		2,457		2,457	2,211	246
	STF	STG FAIR	0x0x0			80
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)		374		374	131	243



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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			3.204	122	122	392	392
VD	VERDIGRIS SILT LOAM	TMBR	95			23.314	171	171	3,987	3,987
VE	VERDIGRIS CLAY LOAM	TMBR	90			19.489	162	162	3,157	3,157
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.081	85	85	430	430
W	WATER	TMBR	0			3.562	0	0	0	0
TMBR Totals						54.650			7,966	7,966
Total Agland						54.650			7,966	7,966