



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:46:05  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019249 <b>Parcel ID</b> 21N15E-22-1-00000-000-0000 <b>Cadastral ID</b> 22-21-15-00300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 273016 BINAM, ODELL WAYNE & DEBRA LYNNE  TRUSTEES 22425 S 4100 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22425 S 4100 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 117.5 - Acres <b>Sec/Twn/Rng</b> 22 / 21 / 15 / 1 <b>Neighborhood</b> 6070 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.28754835 -95.69759227																																																																																																																									
<b>Legal Description</b> S2 NW & SW NE LESS N 233.33 OF S 466.66 OF W 233.33 SW NW. & LESS E 233.33' W 769.33' N 233.33' S2 NW.					<b>Building Permits</b> <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																																																																																																											
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Date 04/17/2026  
Time 17:46:06  
Page 2

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		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,812 / 1,812
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,812
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	134,842		
Lot Value			
Indicated Value	134,842	74.42	Per SqFt
Agland Value	20,267		
Site Improvements	50,492		
Total Value	205,601	113.47	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.95	Total Misc Impr	+ 10,800				
Roofing Adj	+ 4.36	Garage Cost	+ 11,700				
Subfloor Adj	+ -1.15	Total RCN	= 249,707				
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 114,865				
Plumbing Adj	+ 5.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 134,842				
Adj Base Cost	= 125.39	Lot Value	+ 134,842				
Total Area	x 1,812	Indicated Value	= 134,842				
Adjusted Cost	= 227,207	Value Per SqFt	74.42				

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	46736	22x4		88	23.99		2,111
PATO	SLAB PORCH - OPEN	46737	34x13		442	8.13		3,593



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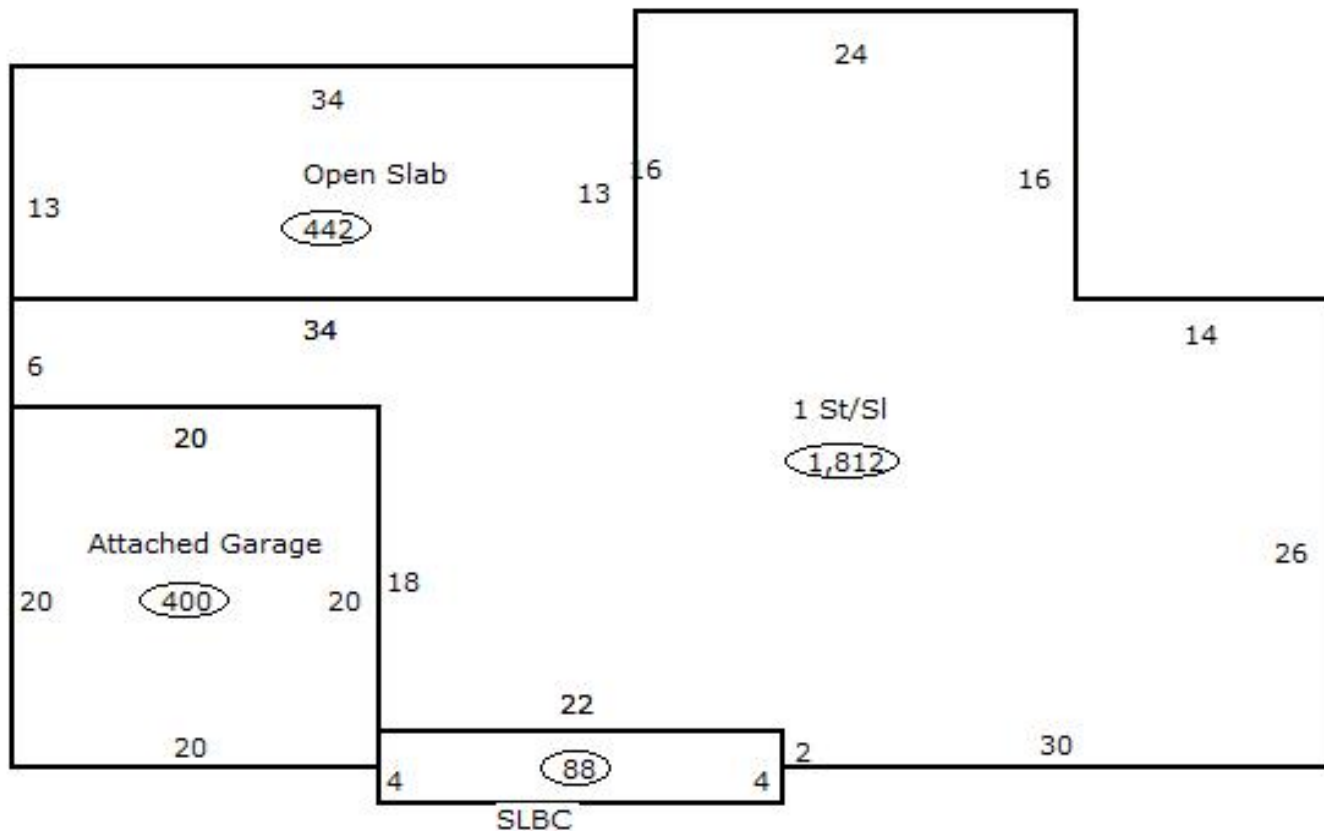
## Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026  
 Time 17:46:06  
 Page 3

Sketch Image

660019249



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,812	1.000	1,812
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PATO		13	Open Slab	442	1.000	442
<b>Total Building Area</b>						1,812		1,812



# Rogers

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Date 04/17/2026  
 Time 17:46:06  
 Page 4

660019249

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual 2	Cond 3	Year 2002	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.71 x 1,500)		43,065		43,065	2,153	40,912
	LT	LEAN-TO	0x0x0			750	
	Qual 3	Cond 3	Year 2002	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 750)		2,190		2,190	110	2,080
	SV	SWIM VINYL	0x0x0			1	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	17,500	7,500
	BARN	BARN	0x0x0				
	Qual 2	Cond 1	Year	Eff Age	2836		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.26 x )						



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 Time 17:46:06  
 Page 5

Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1955 / 71

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	89.51	Total Misc Impr	+	1,850	
Roofing Adj	+ 4.00	Garage Cost	+	6,962	
Subfloor Adj	+ 2.31	Total RCN	=	141,160	
Heat/Cool Adj	+ 10.30	Depreciation ( 76%)	-	107,282	
Plumbing Adj	+ 4.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	33,878	
Adj Base Cost	= 110.29	Lot Value	+		
Total Area	x 1,200	Indicated Value	=	33,878	
Adjusted Cost	= 132,348	Value Per SqFt		28.23	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,878		
Lot Value			
Indicated Value	33,878	28.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	33,878	28.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	46740	22x4		88	21.02		1,850



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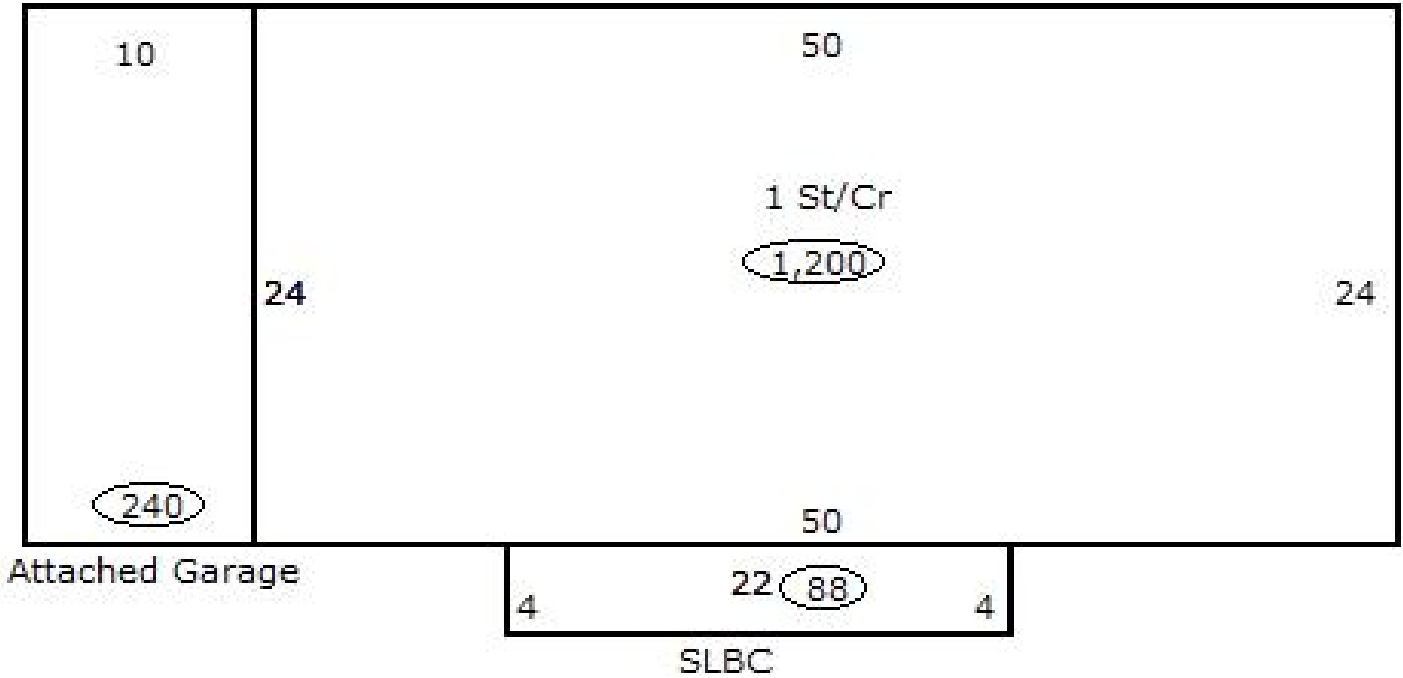
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Time 17:46:06

Page 6

### Sketch Image

660019249



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3	M	PRCH		13	SLBC	88	1.000	88
<b>Total Building Area</b>						1,200		1,200



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Time 17:46:06  
Page 7

660019249

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						



# Rogers

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Date 04/17/2026  
 Time 17:46:06  
 Page 8

### Agland Inventory

660019249

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			5.453	92	92	501	501
OS	OSAGE CLAY	TMBR	58			6.142	104	104	641	641
SO	SOGN SOILS	TMBR	15			1.562	27	27	42	42
VD	VERDIGRIS SILT LOAM	TMBR	95			2.041	171	171	349	349
VE	VERDIGRIS CLAY LOAM	TMBR	90			39.001	162	162	6,318	6,318
W	WATER	TMBR	0			2.372	0	0	0	0
<b>TMBR Totals</b>						56.571			7,851	7,851
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			30.650	122	122	3,751	3,751
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			6.446	192	192	1,238	1,238
<b>NTV PST Totals</b>						37.095			4,989	4,989
OS	OSAGE CLAY	CLT LND	58			.792	203	203	161	161
VD	VERDIGRIS SILT LOAM	CLT LND	95			.436	333	333	145	145
VE	VERDIGRIS CLAY LOAM	CLT LND	90			22.607	315	315	7,121	7,121
<b>CLT LND Totals</b>						23.834			7,427	7,427
<b>Total Agland</b>						117.500			20,267	20,267