



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:44:47
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019291 Parcel ID 21N16E-22-2-00000-000-0000 Cadastral ID 22-21-16-05200 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 281415 POLSON PROPERTIES INC 11933 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 13232 E 500 RD Subdivision Lot/Block / Parcel Size 87.66 - Acres Sec/Twn/Rng 22 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (293)\IMG_0014.JPG 11/7/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.28943786 -95.59268175 NE SW NW LESS .34 AC RY & W2 NE NW & E2 NW NW & W2 SE NW LESS .81 AC RY & SW NW NW & TH PT OF NW NE SW E OF RY & TH PT OF NW SW NW & TH PT OF SE SW NW ALL N & E OF RY																																																																																																																									
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Date 04/18/2026
Time 06:44:47
Page 2

Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,018 / 1,018
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	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1945 / 61

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.46	Total Misc Impr	+ 15,307	Roofing Adj	+ 4.29	Garage Cost	+ 12,944
Subfloor Adj	+ 2.53	Total RCN	= 157,028	Heat/Cool Adj	+ 10.30	Depreciation (68%)	- 106,779
Plumbing Adj	+ 4.92	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 50,249
Adj Base Cost	= 126.50	Lot Value	+ 50,249	Total Area	x 1,018	Indicated Value	= 50,249
		Value Per SqFt	49.36	Adjusted Cost	= 128,777		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,249		
Lot Value			
Indicated Value	50,249	49.36	Per SqFt
Agland Value	10,787		
Site Improvements	3,119		
Total Value	114,404	112.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	46870	14x8		112	20.94		2,345
EPSW	ENCLOSED PORCH - SOLID WALL	46871	20x12		240	54.01		12,962



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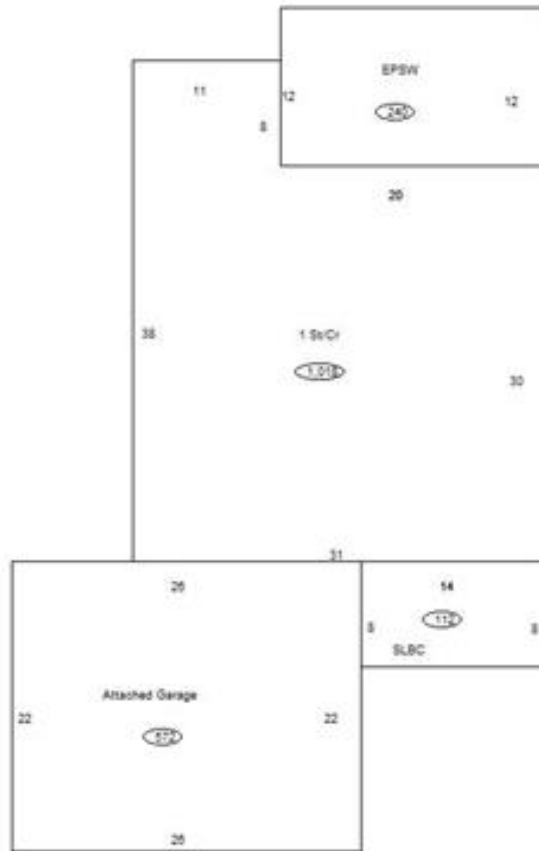
Date 04/18/2026

Time 06:44:47

Page 3

Sketch Image

660019291



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,018	1.000	1,018
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	112	1.000	112
4	M	EPSW		10	EPSW	240	1.000	240
Total Building Area						1,018		1,018



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Page 4

660019291

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,080
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (10.37 x 1,080)	11,200		11,200	8,400	2,800

LF LOAFING SHED			0x0x0			300
Qual 3	Cond 3	Year	Eff Age			

Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (4.26 x 300)	1,278		1,278	959	319



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Page 5

Agland Inventory

660019291

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			42.787	122	122	5,237	5,237
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.056	142	142	8	8
CO	COLLINSVILLE STONY LOAM	NTV PST	22			16.666	53	53	880	880
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.206	168	168	203	203
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			14.377	192	192	2,760	2,760
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.151	36	36	41	41
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			.630	192	192	121	121
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			2.555	213	213	544	544
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			8.233	121	121	993	993
TMBR Totals						87.660			10,787	10,787
Total Agland						87.660			10,787	10,787