



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 660019945 Parcel ID 21N16E-23-1-00000-000-0000 Cadastral ID 23-21-16-00700 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 345622 A&W RENTALS LLC 22436 S 4180 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22302 S 4180 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 23 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p style="text-align: right; color: orange;">11/01/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-1\IMG_001! 11/1/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.28777931 -95.56356503																																																																																																																									
S 294' E 1482' N2 S2 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																																																																																																											
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+	0	Garage Cost	+	
Roofing Adj	+ 0.00	Garage Cost	+		Total RCN	=	0
Subfloor Adj	+ 0.00	Total RCN	=	0	Depreciation (0%)	-	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Lump Sums	+	0
Plumbing Adj	+ 0.00	Lump Sums	+	0	RCNLD	=	
Basement Adj	+ 0.00	RCNLD	=		Lot Value	+	
Adj Base Cost	= 0.00	Lot Value	+		Indicated Value	=	
Total Area	x 0	Indicated Value	=		Value Per SqFt		0.00
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	1,921		
Site Improvements	8,576		
Total Value	10,497	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Sketch Image

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (10.21 x 1,200)		12,252		12,252	7,964	4,288
	BARN	BARN	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (10.21 x 1,200)		12,252		12,252	7,964	4,288
	BARN	BARN	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 360)		3,773		3,773	3,773	4,288
	LF	LOAFING SHED	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 360)		1,534		1,534	1,534	4,288
	LF	LOAFING SHED	0x0x0			408	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 408)		1,738		1,738	1,738	4,288
	LF	LOAFING SHED	0x0x0			200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 200)		852		852	852	4,288
	STF	STG FAIR	0x0x0			360	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 360)		1,685		1,685	1,685	4,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (16.00 x 600)	9,600		9,600	9,600



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			2.000	84	84	168	168
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			4.500	224	224	1,008	1,008
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			3.500	213	213	745	745
IMP PST Totals						10.000			1,921	1,921
Total Agland						10.000			1,921	1,921