



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:30:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020475 <b>Parcel ID</b> 21N16E-24-1-00000-000-0000 <b>Cadastral ID</b> 24-21-16-00310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 85264 COX, ROBERT L & GWYNN  22478 S 4190 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22452 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .77 - Acres <b>Sec/Twn/Rng</b> 24 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.28602340 -95.54351562																																																																																																																									
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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	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,832 / 1,832
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	220 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

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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	94.20	Total Misc Impr	+ 11,128				
Roofing Adj	+ 4.35	Garage Cost	+ 7,777				
Subfloor Adj	+ 1.14	Total RCN	= 231,783				
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 106,620				
Plumbing Adj	+ 5.04	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,163				
Adj Base Cost	= 116.20	Lot Value	+ 125,163				
Total Area	x 1,832	Indicated Value	= 125,163				
Adjusted Cost	= 212,878	Value Per SqFt	68.32				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,163		
Lot Value			
Indicated Value	125,163	68.32	Per SqFt
Agland Value	169		
Site Improvements	299		
Total Value	125,631	68.58	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	50322		144	144	23.78		3,424
PATO	SLAB PORCH - OPEN	50323	24x13		312	8.36		2,608



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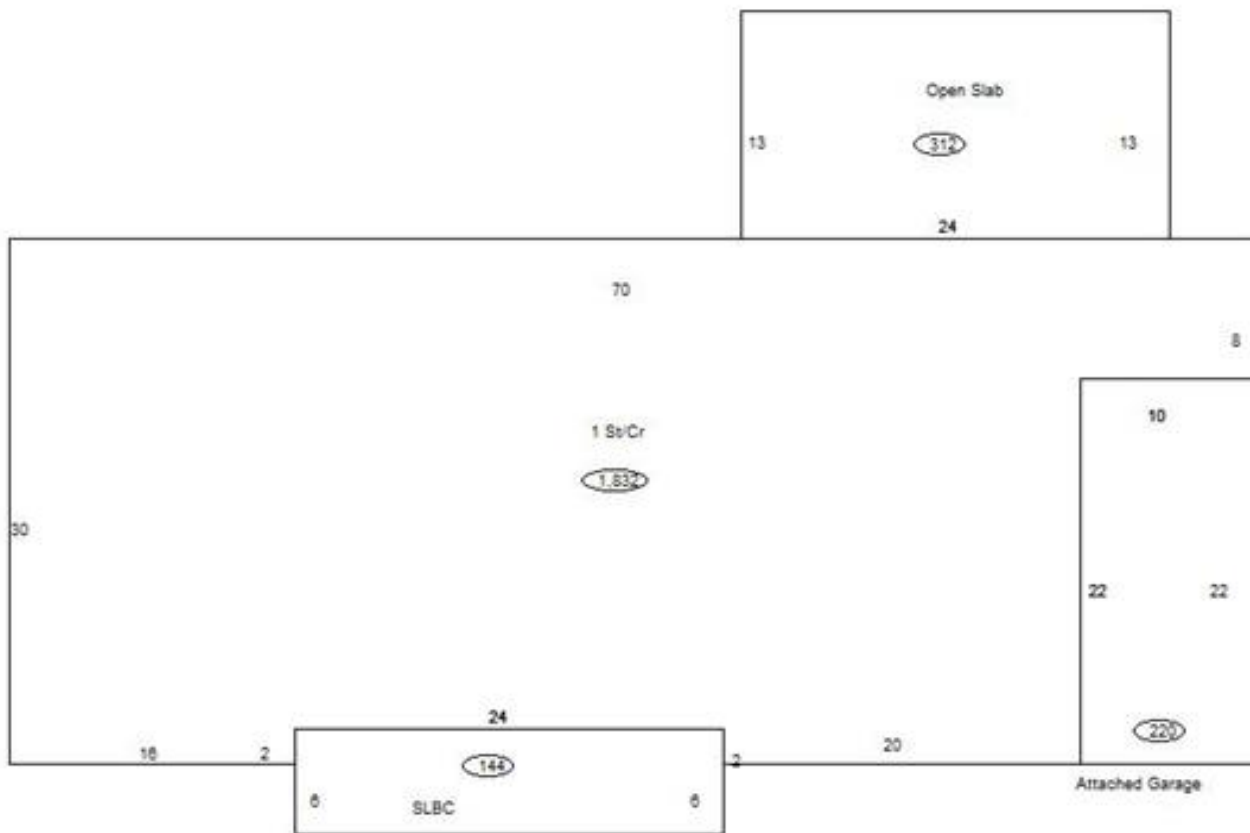
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### Sketch Image

660020475



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,832	1.000	1,832
2	G	1		10	Attached Garage	220	1.000	220
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PATO		10	Open Slab	312	1.000	312
<b>Total Building Area</b>						<b>1,832</b>		<b>1,832</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0		Eff Age	640
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 640)		2,995		2,995		299
	BARN Qual	BARN Cond	0x0x0		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (11.51 x )						
	STF Qual 2	STG FAIR Cond	0x0x0		Eff Age	
<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 )						
	BARN Qual	BARN Cond	0x0x0		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (11.51 x )						



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.500	224	224	112	112
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.270	213	213	57	57
<b>IMP PST Totals</b>						0.770			169	169
<b>Total Agland</b>						0.770			169	169