



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 660020488 Parcel ID 21N16E-24-3-00000-000-0000 Cadastral ID 24-21-16-01250 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 256519 SUMTER, ROY WILLIAM & BRENDA SUE 22655 S 4180 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22655 S 4180 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 24 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (129)\IMG_0030.JPG 1/9/2023</p>														
Legal Description Lat/Long: 36.28330599 -95.55876462																			
N2 S2 NW SW					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	920/193	ARNDT, RICHARD C &	06/24/1993	130,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	0		Land Value 129,087	76,243	11%	8,387	Assessed	36,115	2,999.35										
Year Frozen	0		Improvements 316,775	252,073		27,728	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0		Total Value 445,862	328,316		36,115	Total Taxable	35,115	2,916.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660020488	SUMTER, ROY WILLIAM &			5	412,720	1000	34,062	2,829.00										
2024	2024-660020488	SUMTER, ROY WILLIAM &			5	419,522	1000	33,041	2,757.00										
2023	2023-660020488	SUMTER, ROY WILLIAM &			5	300,457	1000	32,050	2,669.00										
2022	2022-660020488	SUMTER, ROY WILLIAM &			5	306,015	1000	32,661	2,717.00										
2021	2021-660020488	SUMTER, ROY WILLIAM &			5	323,340	1000	32,995	2,799.00										
2020	2020-660020488	SUMTER, ROY WILLIAM &			5	314,803	1000	32,004	2,709.00										
2019	2019-660020488	SUMTER, ROY WILLIAM &			5	291,300	1000	31,043	2,688.00										
2018	2018-660020488	SUMTER, ROY WILLIAM &			5	303,306	1000	30,813	2,671.00										
2017	2017-660020488	SUMTER, ROY WILLIAM &			5	299,133	1000	29,886	2,438.00										
2016	2016-660020488	SUMTER, ROY WILLIAM &			5	293,342	1000	28,987	2,473.00										
2015	2015-660020488	SUMTER, ROY WILLIAM &			5	306,961	1000	28,114	2,375.00										
2014	2014-660020488	SUMTER, ROY WILLIAM &			5	310,022	1000	27,265	2,340.00										
2013	2013-660020488	SUMTER, ROY WILLIAM &			5	296,165	1000	26,443	2,303.00										




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 10.2171 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 445,057.00 x .29 = 129,087 Factor Value Adjustments 1.0000 Lot Value 129,087		 <p>01/09/2023 13:15</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (129)\IMG_0030.JPG 1/9/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,094 / 2,094
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,094
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

Cost Approach		Manual : 01/2025	
Base Cost	111.63	Total Misc Impr	+ 29,286
Roofing Adj	+ 5.32	Garage Cost	+ 22,205
Subfloor Adj	+ -3.40	Total RCN	= 337,322
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 121,436
Plumbing Adj	+ 8.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 215,886
Adj Base Cost	= 136.50	Lot Value	+ 129,087
Total Area	x 2,094	Indicated Value	= 344,973
Adjusted Cost	= 285,831	Value Per SqFt	164.74

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	365,858	174.72	Per SqFt

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

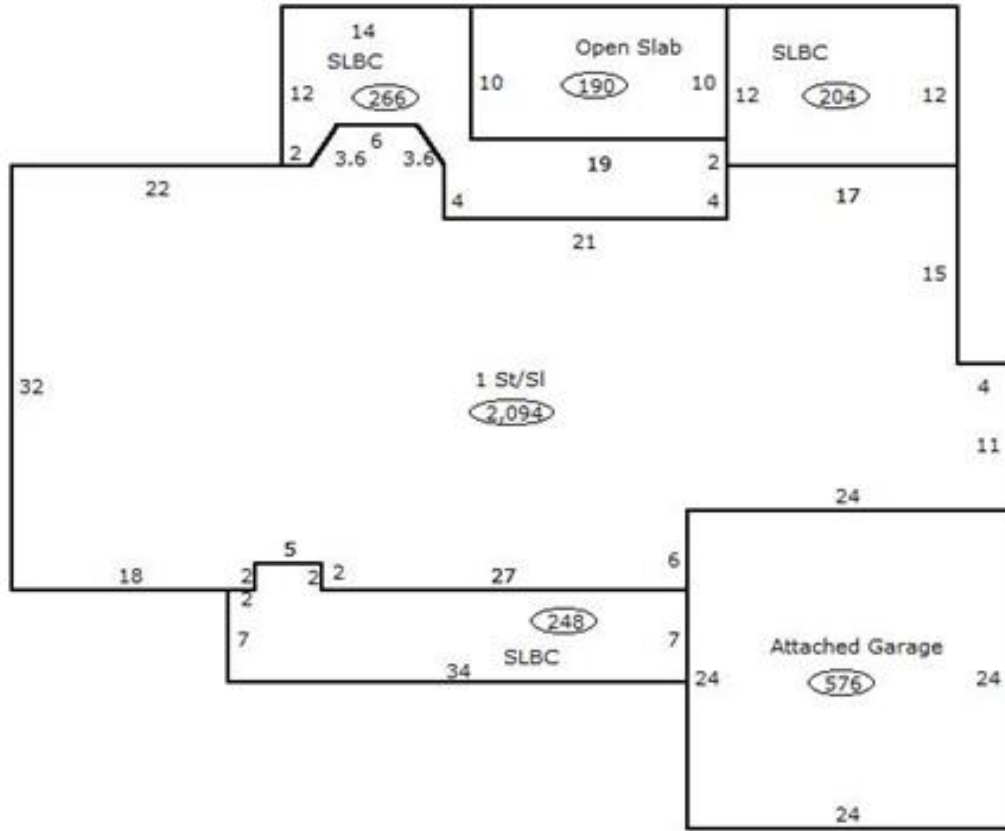
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,886		
Lot Value	129,087		
Indicated Value	344,973	164.74	Per SqFt
Agland Value			
Site Improvements	100,889		
Total Value	445,862	212.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2011	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	50350	248			248	28.64	7,103
PRCH	SLAB PORCH - COVERED	50351	17x12			204	28.78	5,871
PRCH	SLAB PORCH - COVERED	50352	266			266	28.58	7,602
PATO	SLAB PORCH - OPEN	50353	19x10			190	12.00	2,280



Sketch Image

660020488



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,094	1.000	2,094
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	248	1.000	248
4	M	PRCH		13	SLBC	204	1.000	204
5	M	PRCH		13	SLBC	266	1.000	266
6	M	PATO		13	Open Slab	190	1.000	190
Total Building Area						2,094		2,094



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			304
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 304)	888		888 266	622
	LT	LEAN-TO	0x0x0			304
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 304)	888		888 266	622
	UTIL	SHOP BUILDING	0x0x0			3,400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (25.24 x 3,400)	85,816		85,816	85,816
	STF	STG FAIR	0x0x0			176
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 176)	824		824 412	412
	DTGF	DETACHED GARAGE FAIR	0x0x0			342
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 342)	5,472		5,472 1,642	3,830
	LT	LEAN-TO	38x96x0			3,648
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 3,648)	10,652		10,652 1,065	9,587
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				