



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 13:48:54  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020489 <b>Parcel ID</b> 21N16E-24-4-00000-000-0000 <b>Cadastral ID</b> 24-21-16-01300 <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> 328925 JARMAN, AUTUMN N & JASON L  22611 S PONY LAKE CIRCLE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22611 S PONYLAKE CIR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 25.25 - Acres <b>Sec/Twn/Rng</b> 24 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.28112261 -95.54586636																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography	1	
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	6 Galvanized Metal
Area on Slab	1,200
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 8

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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	96.83	Total Misc Impr	+	2,244			
Roofing Adj	+ 3.53	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	140,640			
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	12,658			
Plumbing Adj	+ 4.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	127,982			
Adj Base Cost	= 115.33	Lot Value	+				
Total Area	x 1,200	Indicated Value	=	127,982			
Adjusted Cost	= 138,396	Value Per SqFt		106.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,982		
Lot Value			
Indicated Value	127,982	106.65	Per SqFt
Agland Value	3,184		
Site Improvements	77,580		
Total Value	336,728	280.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143623	30x8		240	9.35		2,244



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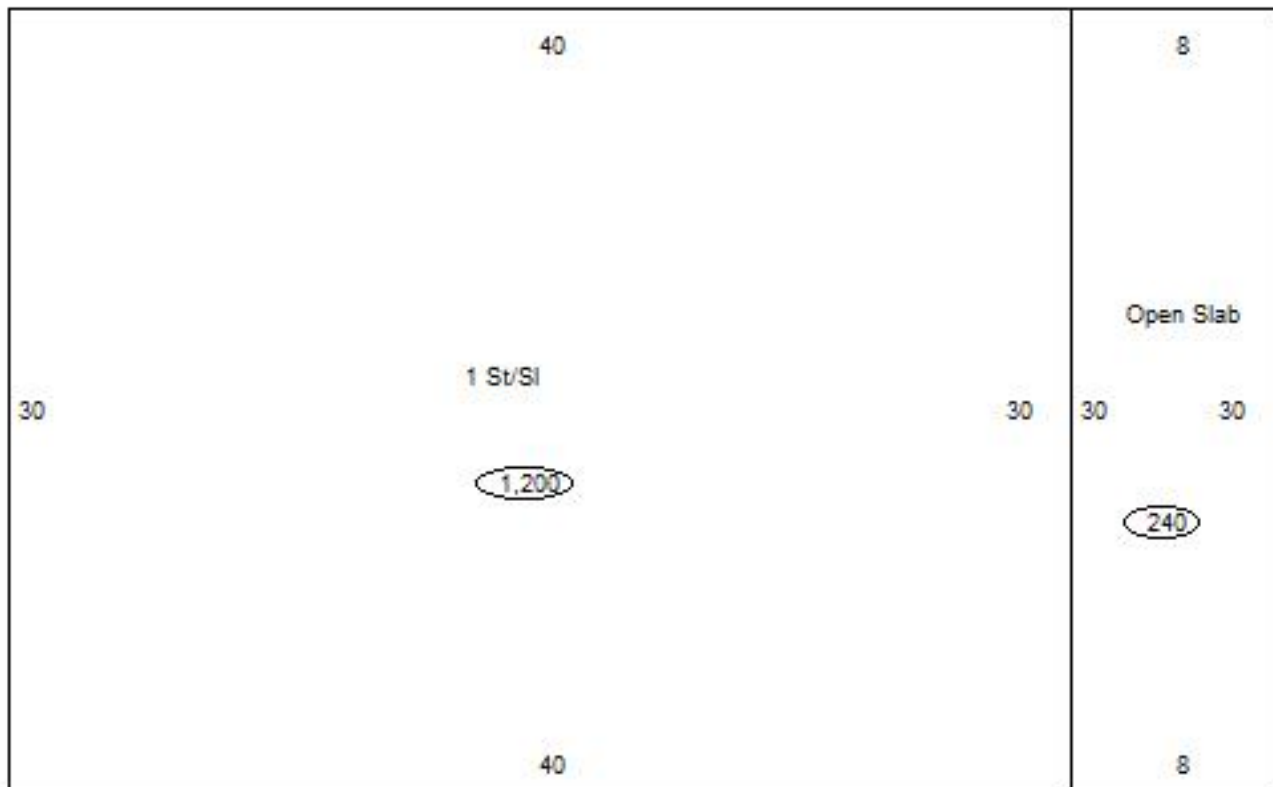
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Sketch Image

660020489



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,200	1.000	1,200
2	M	PATO		10	Open Slab	240	1.000	240
<b>Total Building Area</b>						1,200		1,200



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,900
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (27.26 x 1,900) 51,794		<b>Modifier Total</b>	<b>RCN</b> 51,794	<b>Depr (40% Phys/ % Func)</b> 20,718	<b>RCNLD</b> 31,076
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>	<b>RCN</b> 36,300	<b>Depr (55% Phys/ % Func)</b> 19,965	<b>RCNLD</b> 16,335
	UTIL	SHOP BUILDING	0x0x0			1,764
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (27.75 x 1,764) 48,951		<b>Modifier Total</b>	<b>RCN</b> 48,951	<b>Depr (40% Phys/ % Func)</b> 19,580	<b>RCNLD</b> 29,371
	LF	LOAFING SHED	0x0x0			288
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.26 x 288) 1,227		<b>Modifier Total</b>	<b>RCN</b> 1,227	<b>Depr (35% Phys/ % Func)</b> 429	<b>RCNLD</b> 798
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.397	122	122	661	661
RS	ROUGH STONY LAND	TMBR	20			.532	36	36	19	19
VE	VERDIGRIS CLAY LOAM	TMBR	90			11.226	162	162	1,819	1,819
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			8.095	85	85	685	685
<b>TMBR Totals</b>						25.250			3,184	3,184
<b>Total Agland</b>						25.250			3,184	3,184