



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660020490 <b>Parcel ID</b> 21N16E-24-4-00000-000-0000 <b>Cadastral ID</b> 24-21-16-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 335945 EDWARDS, LOREN IV & CAITLYNN LAUGHLIN  22902 S 4190 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 22902 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - 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: 36.28014501 -95.54424672					<b>Building Permits</b>														
S2 NE SE SE & N2 SE SE SE					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	FREEDOM MORTGAGE CORP	07/15/2021	188,000	3										
					/	DELANCY, BRIAN D JR	05/19/2021	0	10										
					2612/496	WELLS, TODD & WENDY	02/17/2017	176,500	YES										
					2249/655	WELSH, TERESA J	05/31/2012	185,000	YES										
					1828/750	SPARKS, KITTY	12/04/2006	175,000	YES										
					1324/821	SHANNON, M DARR	09/28/2001	120,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	83.050	<b>Current Tax</b>										
<b>Remove Cap</b>	2022		<b>Land Value</b>	127,001	82,835	11%	9,112	<b>Assessed</b>	22,521										
<b>Year Frozen</b>	0		<b>Improvements</b>	130,975	121,904		13,409	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	257,976	204,739		22,521	<b>Total Taxable</b>	22,521										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660020490	EDWARDS, LOREN IV &			5	246,859	0	21,449	1,781.00										
2024	2024-660020490	EDWARDS, LOREN IV &			5	254,853	0	20,428	1,705.00										
2023	2023-660020490	EDWARDS, LOREN IV &			5	176,862	0	19,455	1,620.00										
2022	2022-660020490	EDWARDS, LOREN IV &			5	174,881	0	19,237	1,600.00										
2021	2021-660020490	EDWARDS, LOREN IV &			5	185,391	0	20,393	1,730.00										
2020	2020-660020490	DELANCY, BRIAN D JR			5	178,651	0	19,652	1,664.00										
2019	2019-660020490	DELANCY, BRIAN D JR			5	173,219	0	19,054	1,650.00										
2018	2018-660020490	DELANCY, BRIAN D JR			5	177,800	0	19,558	1,695.00										
2017	2017-660020490	DELANCY, BRIAN D JR			5	206,579	0	22,724	1,853.00										
2016	2016-660020490	WELLS, TODD & WENDY			5	202,392	0	22,263	1,899.00										
2015	2015-660020490	WELLS, TODD & WENDY			5	198,459	0	21,830	1,844.00										
2014	2014-660020490	WELLS, TODD & WENDY			5	199,781	0	21,976	1,886.00										
2013	2013-660020490	WELLS, TODD & WENDY			5	191,239	0	21,036	1,832.00										




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 9.9777 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 434,630.00 x .29 = 127,001 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 127,001		 <p>01/12/2023 11:57</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (131)\IMG_0008.JPG 1/12/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	15% Veneer, Stone 85% Frame, Siding, Wood
<b>Base/Total Area</b>	1,708 / 2,329
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,708
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	425 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	208,198	89.39	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	78.27	<b>Total Misc Impr</b>	+ 6,104				
<b>Roofing Adj</b>	+ 3.01	<b>Garage Cost</b>	+ 12,198				
<b>Subfloor Adj</b>	+ -0.80	<b>Total RCN</b>	= 246,521				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 50%)</b>	- 123,261				
<b>Plumbing Adj</b>	+ 6.04	<b>Lump Sums</b>	+ 2,479				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 125,739				
<b>Adj Base Cost</b>	= 97.99	<b>Lot Value</b>	+ 127,001				
<b>Total Area</b>	x 2,329	<b>Indicated Value</b>	= 252,740				
<b>Adjusted Cost</b>	= 228,219	<b>Value Per SqFt</b>	108.52				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	125,739		
<b>Lot Value</b>	127,001		
<b>Indicated Value</b>	252,740	108.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	5,236		
<b>Total Value</b>	257,976	110.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50356	20x4		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	50357	20x4		80	24.02		1,922
PATO	SLAB PORCH - OPEN	50358	243		243	9.30		2,260
WODO	WOOD DECK - OPEN	50359	12x8		96	25.82		2,479



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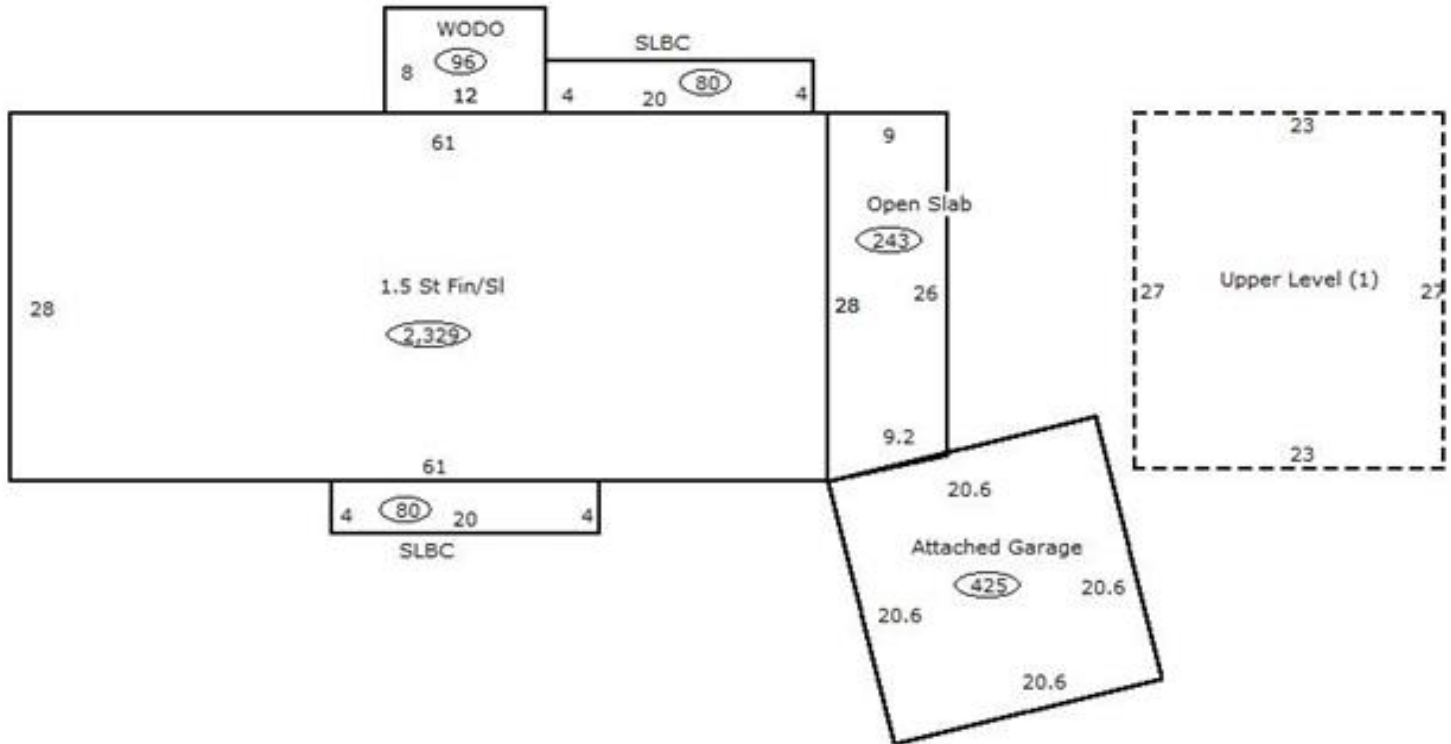
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,708	1.364	2,329
2	G	1		13	Attached Garage	425	1.000	425
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PATO		13	Open Slab	243	1.000	243
6	M	WODO		13	WODO	96	1.000	96
7	U	^UL		13	Upper Level (1)	621	1.000	621
<b>Total Building Area</b>						<b>1,708</b>		<b>2,329</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 400)		4,192			4,192	1,258	2,934
	LT	LEAN-TO	0x0x0			200	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.92 x 200)		584			584	175	409
	HS	HAY SHED	0x0x0			578	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 578)		2,705			2,705	812	1,893
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	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 )							
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	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 )							