



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660020493 Parcel ID 21N16E-24-4-00000-000-0000 Cadastral ID 24-21-16-01800 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 276991 ROBEY, MICHAEL L & VICKIE L 22656 PONY LAKE DR CLAREMORE OK 74019-0000 Parcel Location Situs 22656 E PONY LAKE DR Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 24 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (130)\IMG_0021.JPG 1/10/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.28012884 -95.55150729																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	9.9725	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	434,404.00 x .29 = 126,956	
Factor Value		
Adjustments	1.0000	
Lot Value	126,956	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	2,265 / 2,585
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,265
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	311,882	120.65	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.21	Total Misc Impr	+	29,077	
Roofing Adj	+ 4.59	Garage Cost	+	16,968	
Subfloor Adj	+ -2.98	Total RCN	=	363,457	
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	156,287	
Plumbing Adj	+ 4.50	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	207,170	
Adj Base Cost	= 122.79	Lot Value	+	126,956	
Total Area	x 2,585	Indicated Value	=	334,126	
Adjusted Cost	= 317,412	Value Per SqFt		129.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,170		
Lot Value	126,956		
Indicated Value	334,126	129.26	Per SqFt
Agland Value			
Site Improvements	27,393		
Total Value	361,519	139.85	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	50375	30x4		120	29.13		3,496
CPDT	CARPORT - DETACHED	50376	26x25		650	12.79		8,314
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	50377	346		346	31.32		10,837

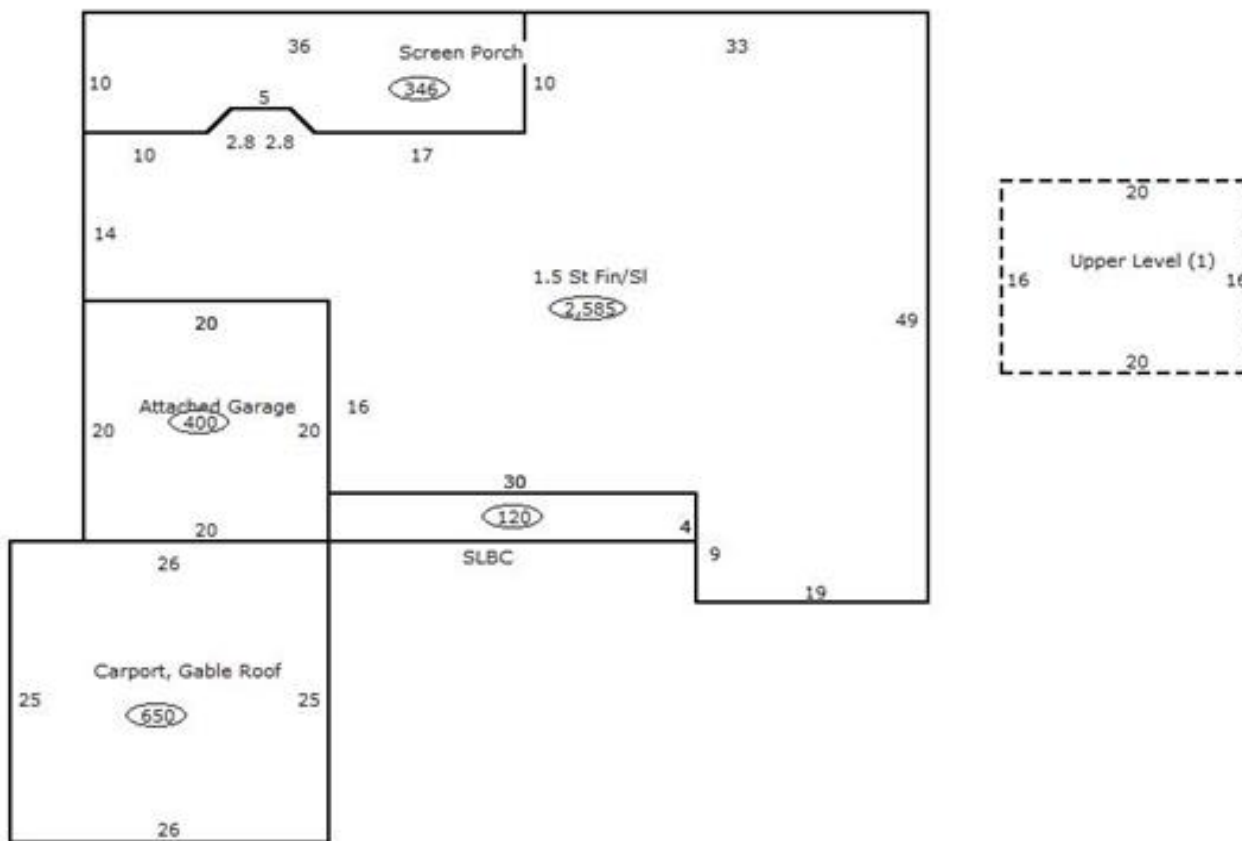


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Sketch Image

660020493



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	2,265	1.141	2,585
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	120	1.000	120
4	G	3		13	Carport, Gable Roof	650	1.000	650
5	M	EPKS		13	Screen Porch	346	1.000	346
6	U	^UL		13	Upper Level (1)	320	1.000	320
Total Building Area						2,265		2,585



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total RCN 36,300 Depr (25% Phys/ % Func) 9,075 RCNLD 27,225			
	HS	HAY SHED	12x20x0			240
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total RCN 1,123 Depr (85% Phys/ % Func) 955 RCNLD 168			
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total RCN Depr (100% Phys/ % Func) RCNLD			
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total RCN Depr (100% Phys/ % Func) RCNLD			