



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 01:29:35  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020514 <b>Parcel ID</b> 000000-00-0-00618-001-0020 <b>Cadastral ID</b> 24-21-16-03190 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 333619 WILLIAMS, CHRISTOPHER J & GINGER L  15702 PONY LAKE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 15702 PONY LK <b>Subdivision</b> PONY LAKE ESTATES <b>Lot/Block</b> 0020 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 21 / 16 / 5 <b>Neighborhood</b> 1086 - R-V01-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28350357 -95.54635986										<b>Building Permits</b> <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>R2011 0320</td> <td>R12-NEW ADDITION TO SFR</td> <td>04/2011</td> <td>12/2011</td> <td>80,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 0320	R12-NEW ADDITION TO SFR	04/2011	12/2011	80,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1086 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.6407 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 SIZE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 115,029.00 x .92 = 105,689 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 105,689		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,501 / 2,501
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,501
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	594 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1985 / 21

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> 277,561 110.98 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 567,880 Per SqFt

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	103.30	<b>Total Misc Impr</b>	+ 29,892
<b>Roofing Adj</b>	+ 4.51	<b>Garage Cost</b>	+ 18,194
<b>Subfloor Adj</b>	+ -2.16	<b>Total RCN</b>	= 363,462
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 25%)</b>	- 90,866
<b>Plumbing Adj</b>	+ 7.81	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 272,596
<b>Adj Base Cost</b>	= 126.10	<b>Lot Value</b>	+ 105,689
<b>Total Area</b>	x 2,501	<b>Indicated Value</b>	= 378,285
<b>Adjusted Cost</b>	= 315,376	<b>Value Per SqFt</b>	151.25

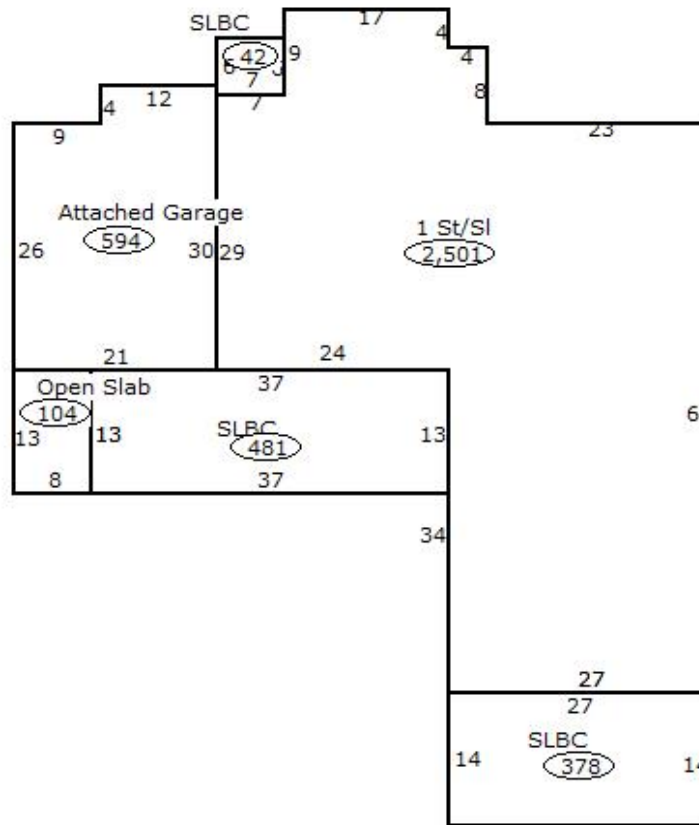
Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 272,596 <b>Lot Value</b> 105,689 <b>Indicated Value</b> 378,285 151.25 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 8,750 <b>Total Value</b> 387,035 154.75 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	50450	37x13		481	25.42		12,227
PATO	SLAB PORCH - OPEN	50451	13x8		104	11.44		1,190
PRCH	SLAB PORCH - COVERED	50452	27x14		378	25.75		9,734
PRCH	SLAB PORCH - COVERED	50455	7x6		42	26.80		1,126



Sketch Image

660020514



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	SLBC	481	1.000	481
2	M	PATO		20	Open Slab	104	1.000	104
3	M	PRCH		20	SLBC	378	1.000	378
4	R	1	Slab	20	1 St/SI	2,501	1.000	2,501
5	G	1		20	Attached Garage	594	1.000	594
6	M	PRCH		20	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>2,501</b>		<b>2,501</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (65% Phys/ % Func)</b> 16,250	<b>RCNLD</b> 8,750
	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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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY SIZE
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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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	768 / 768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	768
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

### 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	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	155,639
Lot Value	
Indicated Value	155,639 202.65 Per SqFt
Agland Value	
Site Improvements	43,475
Total Value	199,114 259.26 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.14	Total Misc Impr	+ 22,935	Roofing Adj	+ 5.12	Garage Cost	+ 9,288
Subfloor Adj	+ -1.33	Total RCN	= 134,882	Heat/Cool Adj	+ 11.47	Depreciation ( 12%)	- 16,186
Plumbing Adj	+ 7.27	Lump Sums	+ 36,943	Basement Adj	+ 0.00	RCNLD	= 155,639
Adj Base Cost	= 133.67	Lot Value	+ 155,639	Total Area	x 768	Indicated Value	= 155,639
		Value Per SqFt	202.65	Adjusted Cost	= 102,659		

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	50458	44x18		792	8.13		6,439
CPDT	CARPORT - DETACHED	50459	42x18		756	10.74		8,119
GRDT	GARAGE - DETACHED	50460	56x30		1,680	21.99		36,943
CPDT	CARPORT - DETACHED	50461	30x26		780	10.74		8,377



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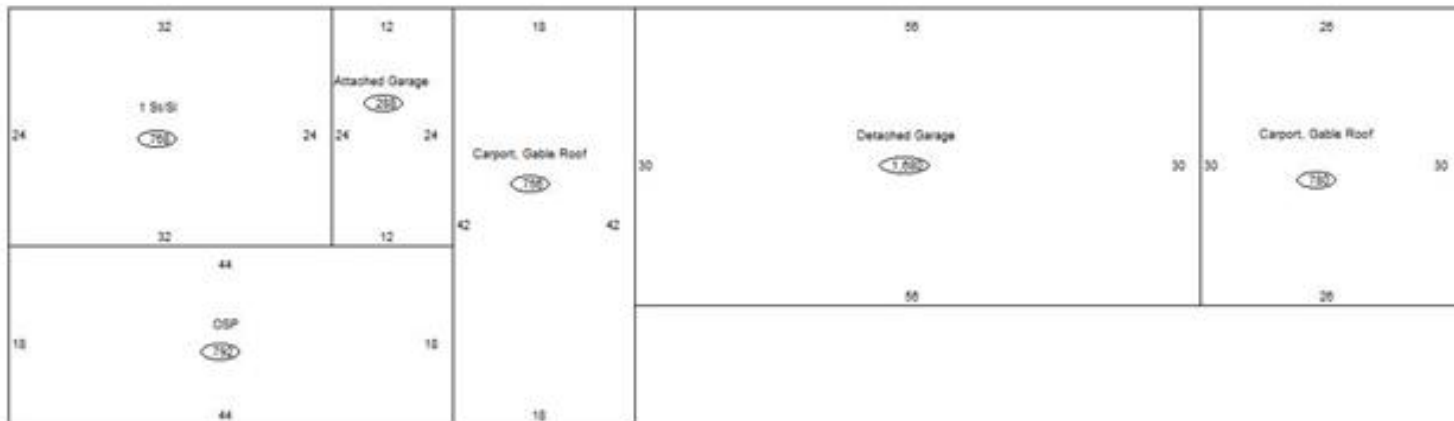
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	768	1.000	768
2	G	1		13	Attached Garage	288	1.000	288
3	M	PATO		13	Open Slab	792	1.000	792
4	G	3		13	Carport, Gable Roof	756	1.000	756
5	G	2		13	Detached Garage	1,680	1.000	1,680
6	G	3		13	Carport, Gable Roof	780	1.000	780
<b>Total Building Area</b>						768		768



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,680
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 1,680)	45,763	45,763	2,288	43,475