



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:37:59
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Assessment Data					Primary Image																																																																																																																				
Account 660020965 Parcel ID 21N16E-25-3-00000-000-0000 Cadastral ID 25-21-16-00600 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 349272 WALLIS, DILLON & CASIE 15287 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 15287 E 520 RD Subdivision Lot/Block / Parcel Size 35 - Acres Sec/Twn/Rng 25 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26651964 -95.55198441																																																																																																																									
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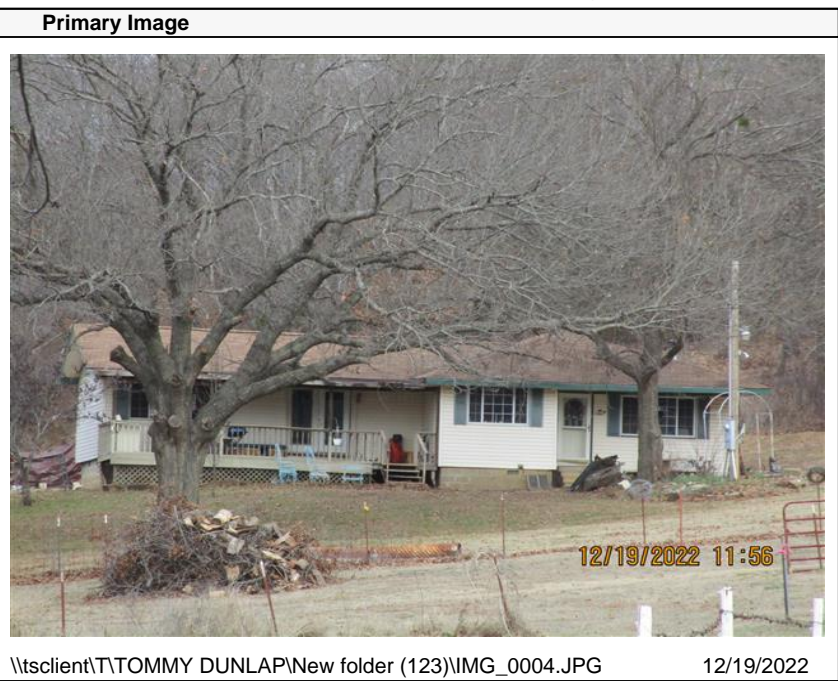
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Lot Data	
Lot Size	-
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,397 / 1,397
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 23

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	91.11	Total Misc Impr	+	4,930	
Roofing Adj	+ 4.14	Garage Cost	+		
Subfloor Adj	+ 2.43	Total RCN	=	160,793	
Heat/Cool Adj	+ 10.30	Depreciation (33%)	-	53,062	
Plumbing Adj	+ 3.59	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	107,731	
Adj Base Cost	= 111.57	Lot Value	+		
Total Area	x 1,397	Indicated Value	=	107,731	
Adjusted Cost	= 155,863	Value Per SqFt		77.12	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,731		
Lot Value			
Indicated Value	107,731	77.12	Per SqFt
Agland Value	2,008		
Site Improvements	255		
Total Value	109,994	78.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51213	30x8		240	20.54		4,930



Rogers

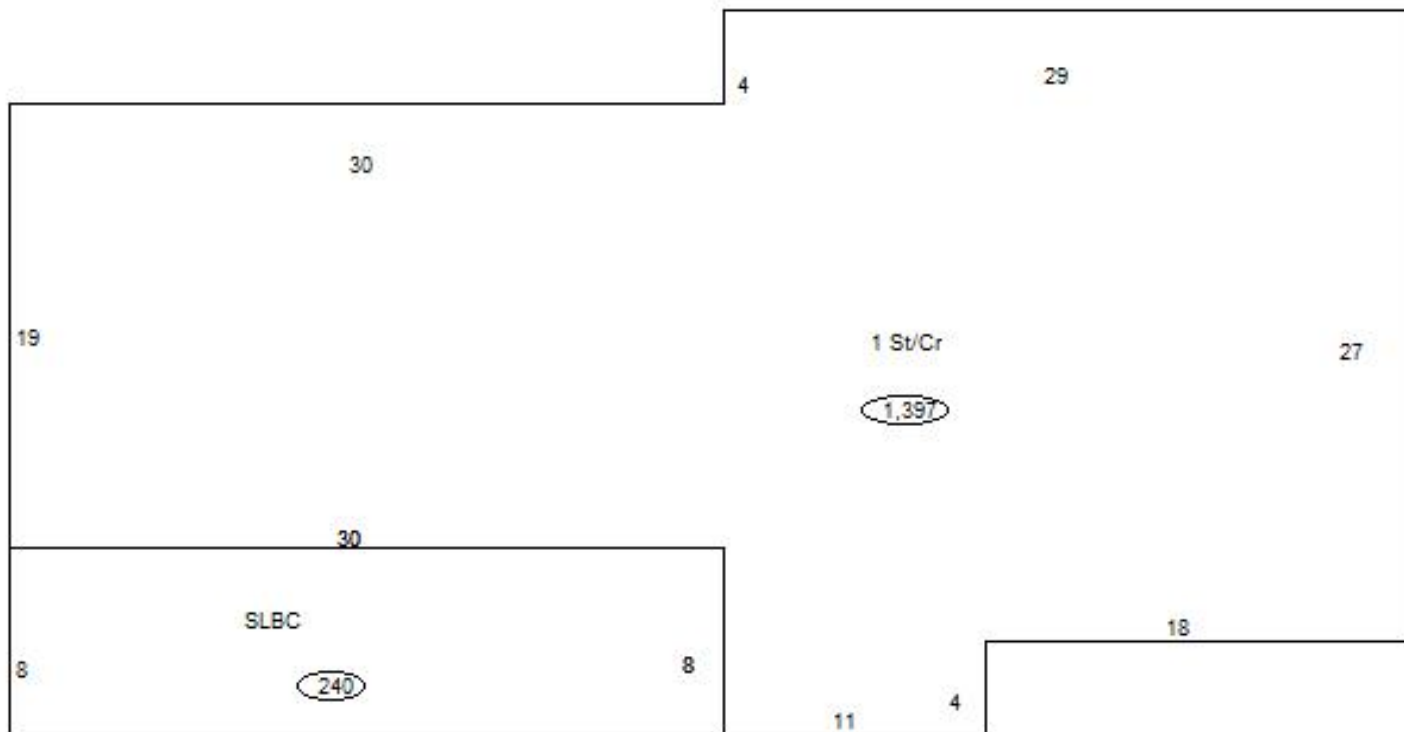
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,397	1.000	1,397
2	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,397		1,397



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			220
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 220)	642		642	642
	LT	LEAN-TO	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 600)	1,752		1,752	1,752
	LF	LOAFING SHED	10x12x0			120
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 120)	511		511	256
						255



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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	TMBR	51			6.000	92	92	551	551
BDC2	BATES-DENNIS SOILS 3-5% S	TMBR	59			4.000	106	106	425	425
RS	ROUGH STONY LAND	TMBR	20			17.000	36	36	612	612
RS	ROUGH STONY LAND	TMBR	20			7.000	36	36	252	252
TMBR Totals						34.000			1,840	1,840
SUC2	SUMMIT SILTY CLAY LOAM 1-	IMP PST	60			1.000	168	168	168	168
IMP PST Totals						1.000			168	168
Total Agland						35.000			2,008	2,008