



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 09:20:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020989 <b>Parcel ID</b> 21N16E-25-2-00000-000-0000 <b>Cadastral ID</b> 25-21-16-02900 <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> 272874 BISHOP, RICHARD P  15125 E MARLAR FARMS RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23055 S 4180 RD UNIT <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.75 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-03-14\IMG_0023.JPG 3/14/2019</p>																																																																																																																				
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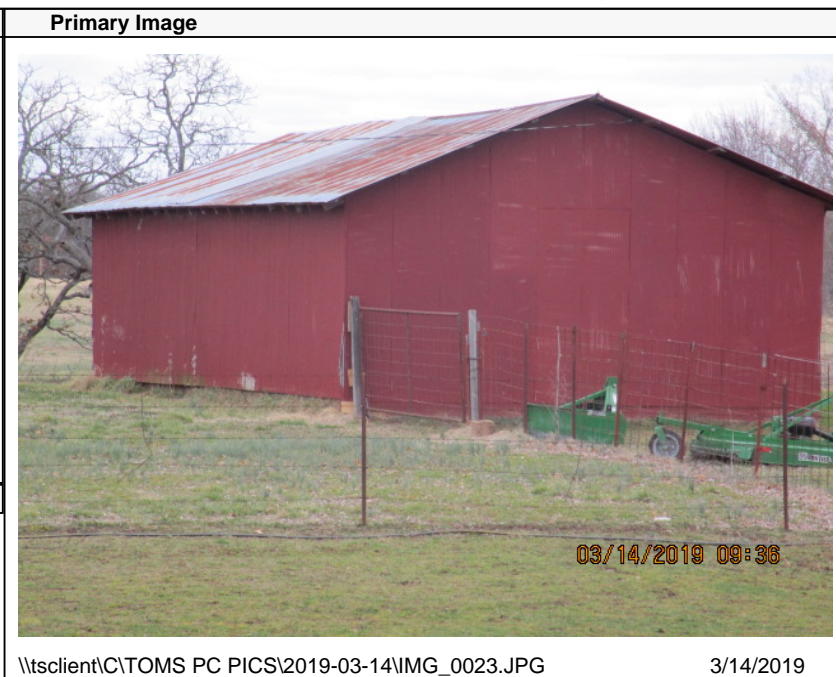
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## Assessment Property Record Card for Tax Year 2026

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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.7059		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	248,547.00 x .36 = 89,785		
Factor Value			
Adjustments	1.0000		
Lot Value	89,785		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### 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	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	89,785
Indicated Value	89,785
Agland Value	0.00 Per SqFt
Site Improvements	768
Total Value	90,553 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 89,785
Total Area	x	Indicated Value	= 89,785
Adjusted Cost	= 0	Value Per SqFt	0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			380	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.92 x 380)	1,110		1,110	833	277
	HS	HAY SHED	0x0x0			420	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 420)	1,966		1,966	1,475	491
	HS	HAY SHED	0x0x0			192	
	Qual	3	Cond 3	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 192)	899		899	899	