




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:26:06  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022204 <b>Parcel ID</b> 21N15E-26-1-00000-000-0000 <b>Cadastral ID</b> 26-21-15-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 332116 NEWTON, KURT A  23388 S 4120 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 23388 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 26 / 21 / 15 / 1 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2018-10-10\IMG_0034.JPG 10/12/2018</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.27249845 -95.66903328 TR COMM NE/C S2 SE NE; S 82' TO POB; W 208.71'; S 208.71'; E 208 71'; N 208.71' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9676	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,150.00 x .80 = 33,720	
Factor Value		
Adjustments	1.0000	
Lot Value	33,720	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	2,317 / 2,317
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,317
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	574 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\C\Users\rln\Pictures\2018-10-10\IMG\_0034.JPG 10/12/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	262,785	113.42	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.25	Total Misc Impr	+	14,935			
Roofing Adj	+ 4.56	Garage Cost	+	17,731			
Subfloor Adj	+ -2.19	Total RCN	=	306,582			
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	-	95,040			
Plumbing Adj	+ 4.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	211,542			
Adj Base Cost	= 118.22	Lot Value	+	33,720			
Total Area	x 2,317	Indicated Value	=	245,262			
Adjusted Cost	= 273,916	Value Per SqFt		105.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,542		
Lot Value	33,720		
Indicated Value	245,262	105.85	Per SqFt
Agland Value			
Site Improvements	825		
Total Value	246,087	106.21	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	54371	24x7		168	26.40		4,435
PATO	SLAB PORCH - OPEN	54372	568		568	8.60		4,885



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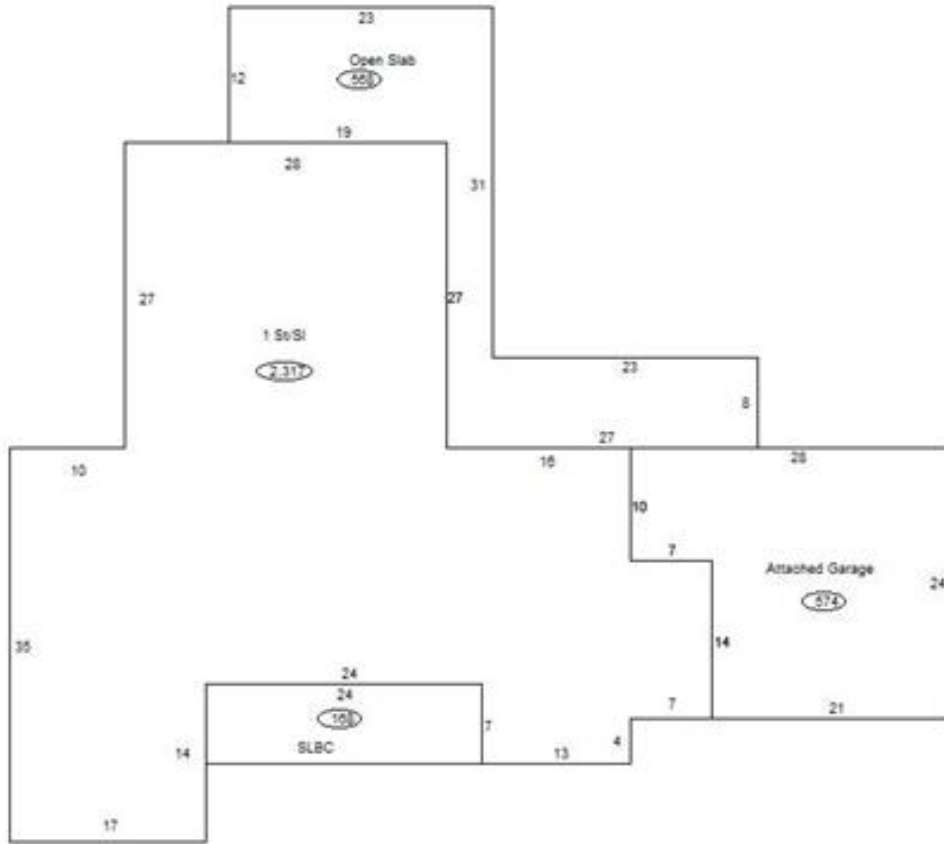
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Sketch Image

660022204



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,317	1.000	2,317
2	G	1		13	Attached Garage	574	1.000	574
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	568	1.000	568
<b>Total Building Area</b>						<b>2,317</b>		<b>2,317</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			96
	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 96)		280		280	84
	STF	STG FAIR	0x0x0			192
	Qual	2	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 192)		899		899	270