



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022214 <b>Parcel ID</b> 21N16E-26-2-00000-000-0000 <b>Cadastral ID</b> 26-21-16-00300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 348258 THE SK TRUST  23975 S HWY 88 CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23975 S HWY 88 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 93.67 - Acres <b>Sec/Twn/Rng</b> 26 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (131)\IMG_0024.JPG 1/12/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.27084236 -95.57135429																																																																																																																									
<b>SE NW LYING S &amp; E PANTHER CR &amp; W2 NW SE &amp; NE SW LYING N &amp; E RR &amp; N 209' NE SE SW LYING N &amp; E RR &amp; N 209' NW SW SE &amp; SE SW NW LYING S OF CR &amp; E OF RR</b>					<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Stone
Base/Total Area	2,418 / 2,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,418
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach
GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	113.20	Total Misc Impr	+ 21,115	Roofing Adj	+ 5.19	Garage Cost	+ 21,495
Subfloor Adj	+ -3.40	Total RCN	= 373,417	Heat/Cool Adj	+ 14.47	Depreciation ( 42%)	- 156,835
Plumbing Adj	+ 7.35	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 216,582
Adj Base Cost	= 136.81	Lot Value	+ 216,582	Total Area	x 2,418	Indicated Value	= 216,582
Adjusted Cost	= 330,807	Value Per SqFt	89.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,582		
Lot Value			
Indicated Value	216,582	89.57	Per SqFt
Agland Value	12,676		
Site Improvements	48,442		
Total Value	494,282	204.42	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	54390	18x5		90	29.24		2,632
PRCH	SLAB PORCH - COVERED	54391	178		178	28.89		5,142
PATO	SLAB PORCH - OPEN	54392	28x22		616	9.69		5,969
PRCH	SLAB PORCH - COVERED	54393	8x4		32	29.43		942



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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	2,418	1.000	2,418
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	178	1.000	178
5	M	PATO		13	Open Slab	616	1.000	616
6	M	PRCH		13	SLBC	32	1.000	32
<b>Total Building Area</b>						2,418		2,418



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,944
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (9.20 x 1,944) 17,885		<b>Modifier Total</b>	<b>RCN</b> 17,885	<b>Depr (40% Phys/ % Func)</b> 7,154	<b>RCNLD</b> 10,731
	BARN BARN		0x0x0			3,120
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (8.42 x 3,120) 26,270		<b>Modifier Total</b>	<b>RCN</b> 26,270	<b>Depr (40% Phys/ % Func)</b> 10,508	<b>RCNLD</b> 15,762
	MS MECH SHED		0x0x0			4,000
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (5.85 x 4,000) 23,400		<b>Modifier Total</b>	<b>RCN</b> 23,400	<b>Depr (35% Phys/ % Func)</b> 8,190	<b>RCNLD</b> 15,210
	HS HAY SHED		0x0x0			2,400
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x 2,400) 11,232		<b>Modifier Total</b>	<b>RCN</b> 11,232	<b>Depr (40% Phys/ % Func)</b> 4,493	<b>RCNLD</b> 6,739



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			10.339	168	168	1,737	1,737
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			9.453	192	192	1,815	1,815
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			.760	192	192	146	146
OS	OSAGE CLAY	TMBR	58			1.630	104	104	170	170
RS	ROUGH STONY LAND	TMBR	20			13.217	36	36	476	476
VE	VERDIGRIS CLAY LOAM	TMBR	90			43.955	162	162	7,121	7,121
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			14.316	85	85	1,211	1,211
<b>TMBR Totals</b>						93.670			12,676	12,676
<b>Total Agland</b>						93.670			12,676	12,676