



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022216 <b>Parcel ID</b> 21N16E-26-3-00000-000-0000 <b>Cadastral ID</b> 26-21-16-00500 <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> 314131 MCGONIGAL, KIERSTEN D & RYAN J HANEY  14425 E 520 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 14425 E 520 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.43 - Acres <b>Sec/Twn/Rng</b> 26 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (187)\IMG_0006.JPG 5/9/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26476854 -95.57785730																																																																																																																									
<b>SW SW SW LESS W 60' S 417.4' &amp; LESS TR BEG 220' W SE/C SW SW SW E 220' N 400' TO E/ BNDRY/L CO RD, SWLY ALG E BNDRY/L CO RD TO POB</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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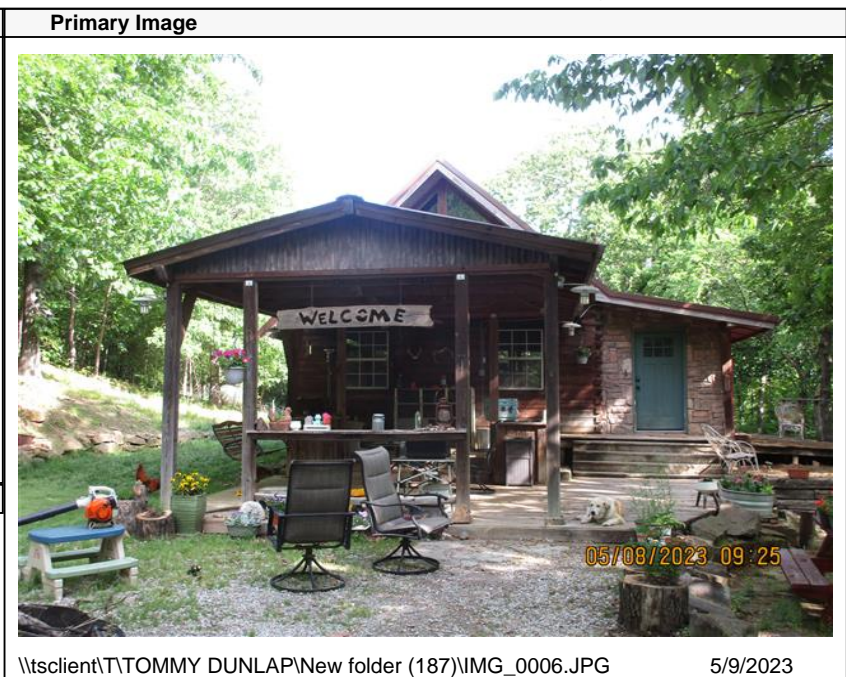
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	9.8098		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	427,317.00 x .29 = 125,539		
Factor Value			
Adjustments	1.0000		
Lot Value	125,539		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	680 / 1,000
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	110,560	110.56	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.03	Total Misc Impr	+ 16,690				
Roofing Adj	+ 4.22	Garage Cost	+ 131,930				
Subfloor Adj	+ 0.94	Total RCN	= 32,983				
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 15,546				
Plumbing Adj	+ 5.58	Lump Sums	= 114,493				
Basement Adj	+ 0.00	RCNLD	+ 125,539				
Adj Base Cost	= 115.24	Lot Value	= 240,032				
Total Area	x 1,000	Indicated Value	= 240.03				
Adjusted Cost	= 115,240	Value Per SqFt					

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,493		
Lot Value	125,539		
Indicated Value	240,032	240.03	Per SqFt
Agland Value			
Site Improvements	9,119		
Total Value	249,151	249.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	54399	34x8		272	61.36		16,690
WODC	WOOD DECK - COVERED	54400	21x20	2015	420	28.08	52%	5,661
WODO	WOOD DECK - OPEN	54402	686		686	16.01	10%	9,885





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODC	WOOD DECK - COVERED	10x16x0			160
	Qual 3	Cond 3	Year 2015	Eff Age	8	
	<b>Valuation Summary</b> Base Cost (38.30 x 160) 6,128		<b>Modifier Total</b>	<b>RCN</b> 6,128	<b>Depr (5% Phys/ % Func)</b> 306	<b>RCNLD</b> 5,822
	CPDT	CARPORT - DETACHED	14x24x0			336
	Qual 3	Cond 3	Year 2011	Eff Age	11	
	<b>Valuation Summary</b> Base Cost (10.33 x 336) 3,471		<b>Modifier Total</b>	<b>RCN</b> 3,471	<b>Depr (5% Phys/ % Func)</b> 174	<b>RCNLD</b> 3,297
	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>
	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>