



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660022225 Parcel ID 21N16E-26-4-00000-000-0000 Cadastral ID 26-21-16-01110 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 325434 RINKE, JOHN ROY & MARGARET JAYNE-CO-TRUSTEES RINKE FAMILY REVOC TRUST 14859 E 520 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 14859 E 520 RD Subdivision Lot/Block / Parcel Size 37.78 - Acres Sec/Twn/Rng 26 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26761580 -95.56655440 BEG SE/C SE SW SE, N 660', W 660', S 21.23', S 24-47 E 311.03', S 08 47 E 134.05, S 42-37 E 304.20', TO S/L SEC E ALG S/L 295' TO POB & E2 NW SE & NE SW SE					Building Permits <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	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,588 / 1,588
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,588
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 18

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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	109.95	Total Misc Impr	+ 6,415	Roofing Adj	+ 4.46	Garage Cost	+ 14,325
Subfloor Adj	+ -1.15	Total RCN	= 232,897	Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 51,237
Plumbing Adj	+ 8.87	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 181,660
Adj Base Cost	= 133.60	Lot Value	+ 181,660	Total Area	x 1,588	Indicated Value	= 181,660
Total Area	x 1,588	Value Per SqFt	114.40	Adjusted Cost	= 212,157		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,660		
Lot Value		114.40	Per SqFt
Indicated Value	181,660		
Agland Value	7,352		
Site Improvements	126,292		
Total Value	315,304	198.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54427	15x6		90	23.99		2,159
PRCH	SLAB PORCH - COVERED	54428	16x8		128	23.84		3,052
PATO	SLAB PORCH - OPEN	54429	16x7		112	10.75		1,204



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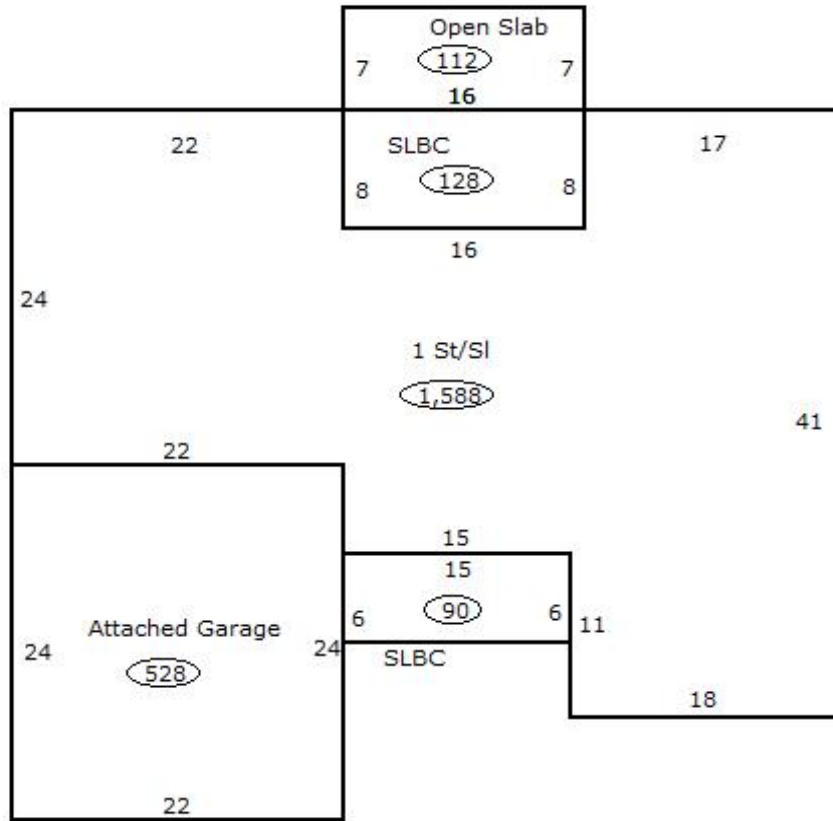
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Sketch Image

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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	1,588	1.000	1,588
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	128	1.000	128
5	M	PATO		13	Open Slab	112	1.000	112
Total Building Area						1,588		1,588



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (40% Phys/ % Func) 17,226	RCNLD 25,839
	UTIL	SHOP BUILDING	0x0x0			3,160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (24.33 x 3,160) 76,883		Modifier Total	RCN 76,883	Depr (5% Phys/ % Func) 3,844	RCNLD 73,039
	LT	LEAN-TO	0x0x0			690
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 690) 2,015		Modifier Total	RCN 2,015	Depr (5% Phys/ % Func) 101	RCNLD 1,914
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (15% Phys/ % Func) 4,500	RCNLD 25,500



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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
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			18.890	165	165	3,121	3,121
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			18.890	224	224	4,231	4,231
IMP PST Totals						37.780			7,352	7,352
Total Agland						37.780			7,352	7,352