



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 660022228 Parcel ID 21N16E-26-1-00000-000-0000 Cadastral ID 26-21-16-01400 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 336734 PAIGE, TIMOTHY J & RAYLENE L 1204 W ULYSSES ST BROKEN ARROW OK 74012-0000 Parcel Location Situs 14290 E 510 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 26 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (132)\IMG_0029.JPG 1/13/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.27648269 -95.57334136																																																																																																																									
TR DESC AS COMM NE/C NW; S88.3134W 661.38' TO POB; S01.2126E 1318.30'; S88.3139W 660.86'; N01.2126W 1318.28'; N88.3134E 660.86' TO POB					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>R20</td> <td>R22- NEW SFR/SPLIT COMING</td> <td>02/2020</td> <td>11/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- NEW SFR/SPLIT COMING	02/2020	11/2021																																																																																																							
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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	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,836 / 3,143
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,836
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4

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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	89.58	Total Misc Impr	+ 49,170				
Roofing Adj	+ 3.37	Garage Cost	+ 402,663				
Subfloor Adj	+ -2.61	Total RCN	= 16,107				
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 0				
Plumbing Adj	+ 5.82	Lump Sums	+ 386,556				
Basement Adj	+ 0.00	RCNLD	= 112.47				
Adj Base Cost	= 112.47	Lot Value	+ 386,556				
Total Area	x 3,143	Indicated Value	= 386,556				
Adjusted Cost	= 353,493	Value Per SqFt	122.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	386,556		
Lot Value			
Indicated Value	386,556	122.99	Per SqFt
Agland Value	5,040		
Site Improvements	114,781		
Total Value	506,377	161.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152599	54x8		432	31.53		13,621
PRCH	Slab Porch - Covered	152600	54x14		756	30.51		23,066
PATO	Slab Porch - Open	152601	54x9		486	10.78		5,239
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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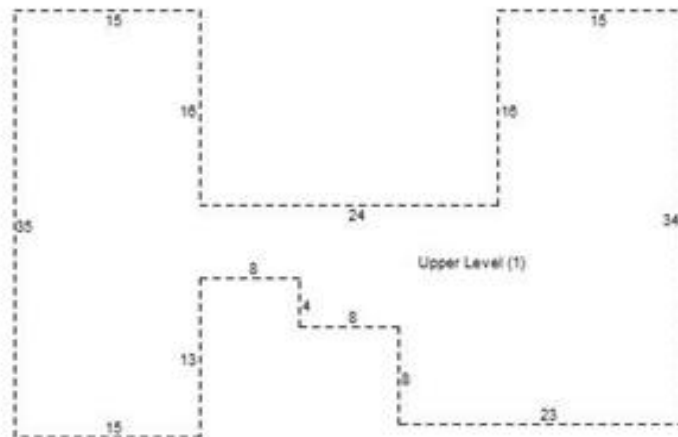
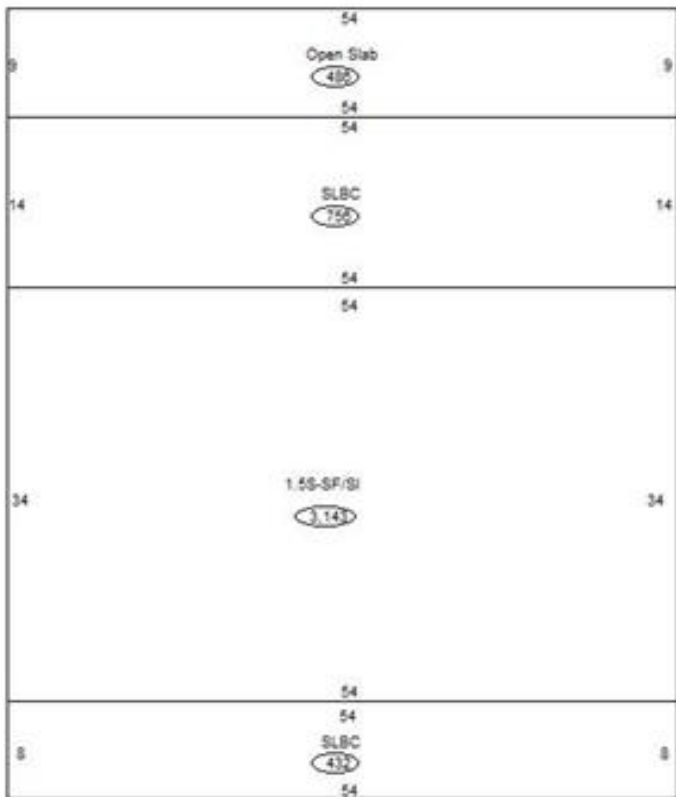
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Sketch Image

660022228



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,836	1.712	3,143
2	M	PRCH		13	SLBC	432	1.000	432
3	M	PRCH		13	SLBC	756	1.000	756
4	M	PATO		13	Open Slab	486	1.000	486
5	U	^UL		13	Upper Level (1)	1,307	1.000	1,307
Total Building Area						1,836		3,143



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	50x30x0			1,500	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 1,500)	56,940		56,940	3,986	52,954
	GRDT	Garage - Detached	30x36x0			1,080	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 1,080)	40,997		40,997	2,870	38,127
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	6,300	23,700
	LF	LOAFING SHED	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 720)	3,067		3,067	3,067	
	CHS	Chken Hse/Squa Shd	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.75 x)					



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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
VE	VERDIGRIS CLAY LOAM	IMP PST	90			20.000	252	252	5,040	5,040
IMP PST Totals						20.000			5,040	5,040
Total Agland						20.000			5,040	5,040