



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 660022241 Parcel ID 21N17E-26-1-00000-000-0000 Cadastral ID 26-21-17-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 95 - MAYES/TRI-DISTRICT FIRE Name ID 322874 ARMITAGE, MICHAEL LEE & MARTHA LOUISE REVOCABLE TRUST MARTHA ARMITAGE-TRUSTEE PO BOX 1396 CLAREMORE OK 74018-0000 Parcel Location Situs 23202 S 4240 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 26 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S032 - MAYES SCHOOLS					<p>660022241 12/12/25</p> <p>660022241_001.JPG 12/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.27470785 -95.45576491																																																																																																																									
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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 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,372 / 3,052
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1971 / 39



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	90.58	Total Misc Impr	+ 40,271
Roofing Adj	+ 4.76	Garage Cost	+ 31,172
Subfloor Adj	+ 0.00	Total RCN	= 428,954
Heat/Cool Adj	+ 14.47	Depreciation (46%)	- 197,319
Plumbing Adj	+ 7.33	Lump Sums	+ 1,519
Basement Adj	+ 0.00	RCNLD	= 233,154
Adj Base Cost	= 117.14	Lot Value	+ 233,154
Total Area	x 3,052	Indicated Value	= 233,154
Adjusted Cost	= 357,511	Value Per SqFt	76.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,154		
Lot Value			
Indicated Value	233,154	76.39	Per SqFt
Agland Value	13,810		
Site Improvements	116,519		
Total Value	595,118	194.99	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	54450	42x6		252	28.63		7,215
BALW	BALCONY - WOOD	54451	8x6		48	31.64		1,519
PRCH	SLAB PORCH - COVERED	54453	64x12		768	27.20		20,890
PATO	SLAB PORCH - OPEN	54454	592		592	9.69		5,736



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	20x36x0	Base		720
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (49.25 x 720)	35,460		35,460	15,602	19,858
	LNT0	LEAN-TO	18x24x8	Dirt	Formed Metal	432
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (9.28 x 432)	4,009		4,009	2,085	1,924
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (18.14 x 288)	5,224		5,224	3,082	2,142
	BNGP	Barn - General Purpose	70x40x12	Dirt	Galvanized Metal	2,800
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (19.03 x 2,800)	53,284		53,284	26,109	27,175
	UTIL	Utility Building	14x24x8	Plank	Formed Metal	336
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (31.90 x 336)	10,718		10,718	5,252	5,466
	ARNC	Arena - Covered	140x100x16	Dirt	Formed Metal	14,000
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (7.78 x 14,000)	108,920		108,920	53,371	55,549
	ASC	Awing/Shelter/Carport	60x80x10	Dirt	Formed Metal	4,800
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
	Base Cost (4.37 x 4,800)	20,976		20,976	16,571	4,405



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			10.469	122	122	1,281	1,281
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			6.346	54	54	343	343
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			8.624	192	192	1,656	1,656
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			27.103	192	192	5,204	5,204
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			14.615	213	213	3,110	3,110
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			9.422	235	235	2,216	2,216
W	WATER	TMBR	0			3.422	0	0	0	0
TMBR Totals						80.000			13,810	13,810
Total Agland						80.000			13,810	13,810