



# 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	660025971								
Parcel ID	21N17E-30-4-00000-000-0000								
Cadastral ID	30-21-17-00500								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	305154								
FEAMSTER, JOHN & TINA									
16855 E 520 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	16855 E 520 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	30 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.26565680 -95.52743870									
TR IN SE SE DESC AS BEG SE/C W 495', N 1320', W 330', S 1320', E 330' TO POB, CONT 10 AC M/L.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R17	R17-NEW SFR	12/2015	10/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2166/803 853/228	MICEK, AREMEN J	03/21/2011	140,000 30,000	YES No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	1,676	1,676	11%	184	Assessed	83,893	
Year Frozen	0	Improvements	924,593	760,996		83,709	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	926,269	762,672		83,893	Total Taxable	82,893	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025971	FEAMSTER, JOHN & TINA	5	871,237	1000	80,450	6,681.00		
2024	2024-660025971	FEAMSTER, JOHN & TINA	5	840,881	1000	78,078	6,516.00		
2023	2023-660025971	FEAMSTER, JOHN & TINA	5	819,395	1000	75,775	6,310.00		
2022	2022-660025971	FEAMSTER, JOHN & TINA	5	812,187	1000	73,539	6,117.00		
2021	2021-660025971	FEAMSTER, JOHN & TINA	5	667,633	1000	71,368	6,054.00		
2020	2020-660025971	FEAMSTER, JOHN & TINA	5	657,555	1000	69,260	5,864.00		
2019	2019-660025971	FEAMSTER, JOHN & TINA	5	620,127	1000	67,214	5,821.00		
2018	2018-660025971	FEAMSTER, JOHN & TINA	5	643,957	1000	69,835	6,054.00		
2017	2017-660025971	FEAMSTER, JOHN & TINA	5	616,287	1000	66,791	5,447.00		
2016	2016-660025971	FEAMSTER, JOHN & TINA	5	141,589	0	15,574	1,328.00		
2015	2015-660025971	FEAMSTER, JOHN & TINA	5	147,856	0	16,264	1,374.00		
2014	2014-660025971	FEAMSTER, JOHN & TINA	5	149,942	0	16,453	1,412.00		
2013	2013-660025971	FEAMSTER, JOHN & TINA	5	142,452	0	15,670	1,365.00		



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,359 / 1,359
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,359
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21



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	111.64	Total Misc Impr	+ 8,414	Roofing Adj	+ 4.88	Garage Cost	+ 21,572
Subfloor Adj	+ -2.30	Total RCN	= 217,909	Heat/Cool Adj	+ 12.64	Depreciation ( 25%)	- 54,477
Plumbing Adj	+ 11.42	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 163,432
Adj Base Cost	= 138.28	Lot Value	+ 163,432	Total Area	x 1,359	Indicated Value	= 163,432
		Value Per SqFt	120.26	Adjusted Cost	= 187,923		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,432		
Lot Value			
Indicated Value	163,432	120.26	Per SqFt
Agland Value	1,676		
Site Improvements	100,076		
Total Value	265,184	195.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	63494	19x17		323	11.36		3,669
PRCH	SLAB PORCH - COVERED	63495	15x12		180	26.36		4,745

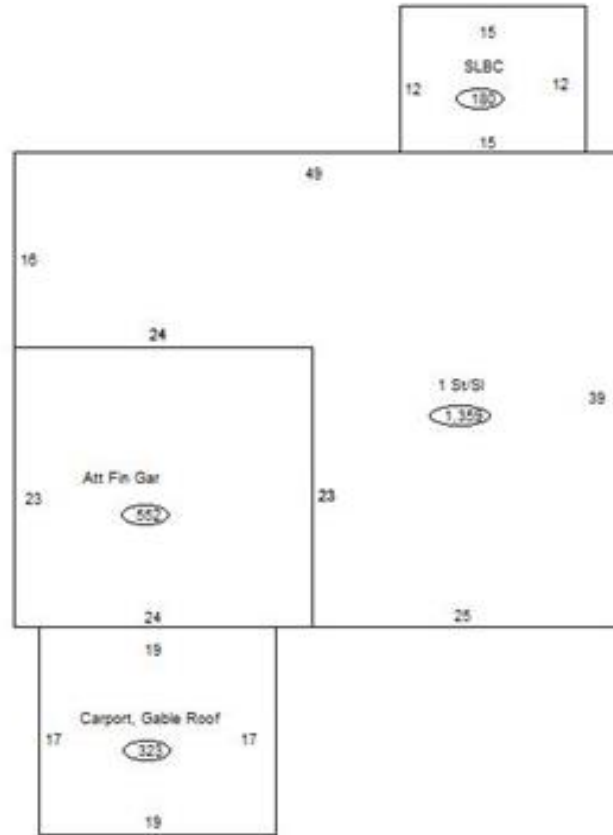


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Sketch Image

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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	1,359	1.000	1,359
2	G	5		13	Att Fin Gar	552	1.000	552
3	G	3		13	Carport, Gable Roof	323	1.000	323
4	M	PRCH		13	SLBC	180	1.000	180
<b>Total Building Area</b>						<b>1,359</b>		<b>1,359</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		844
	Qual	5	Cond 5	Year 2017	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (55.58 x 844)		46,910	46,910	9,851	37,059
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.05 x 2,400)		67,320	67,320	10,098	57,222
	LNT0	LEAN TO - ATTACHED	10x40x10	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.60 x 400)		5,840	5,840	2,511	3,329
	LNT0	LEAN TO - ATTACHED	20x15x10	Concrete	Formed Metal	300
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.42 x 300)		4,326	4,326	1,860	2,466



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 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	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Stucco
Base/Total Area	3,709 / 4,805
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,709
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	944 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2016 / 8



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-18\IMG 6/18/2021

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	97.07	Total Misc Impr	+ 69,515				
Roofing Adj	+ 4.52	Garage Cost	+ 57,272				
Subfloor Adj	+ -3.32	Total RCN	= 718,571				
Heat/Cool Adj	+ 17.38	Depreciation ( 8%)	- 57,486				
Plumbing Adj	+ 7.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 661,085				
Adj Base Cost	= 123.16	Lot Value	+ 661,085				
Total Area	x 4,805	Indicated Value	= 661,085				
Adjusted Cost	= 591,784	Value Per SqFt	137.58				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	661,085		
Lot Value			
Indicated Value	661,085	137.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	661,085	137.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	7,721.18		23,164
SHLT	STORM SHELTER	0		1	2017	1	0.00	
PRCH	SLAB PORCH - COVERED	131101	464		464	34.67		16,087
PRCH	SLAB PORCH - COVERED	131102	296		296	35.21		10,422
PRCH	SLAB PORCH - COVERED	131103	579		579	34.27		19,842



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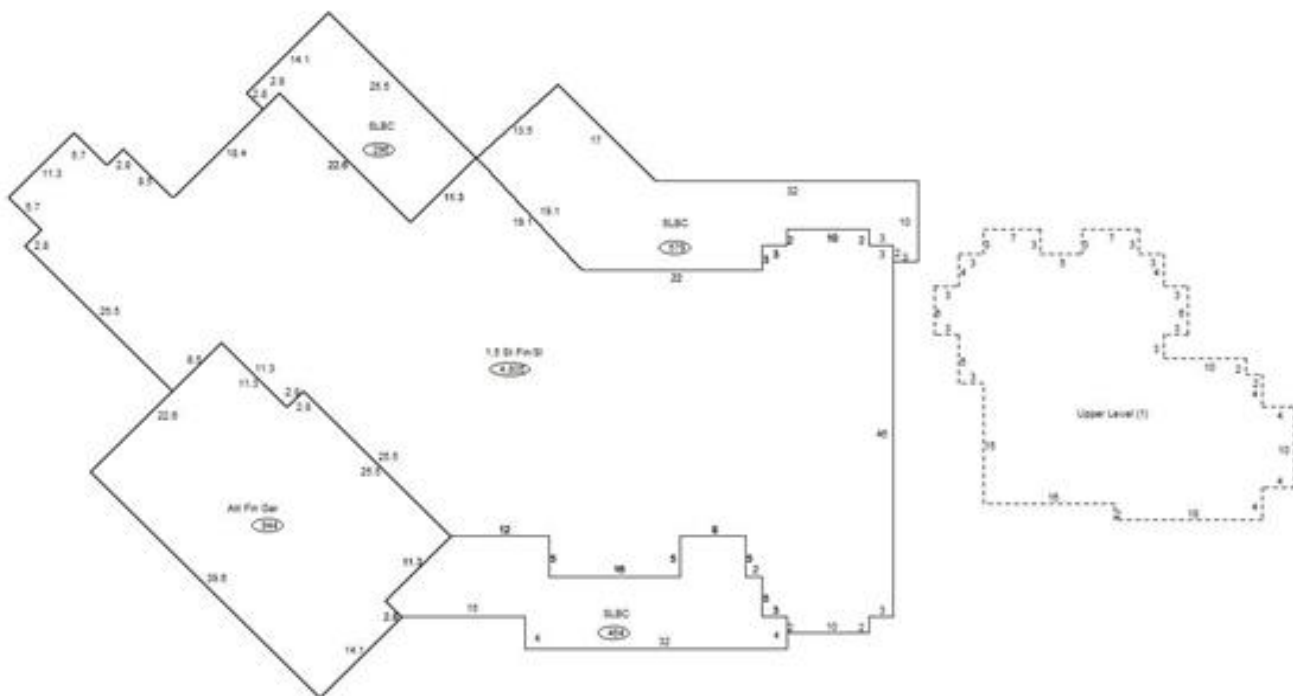
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,709	1.296	4,805
2	U	^UL		13	Upper Level (1)	1,096	1.000	1,096
3	G	5		13	Att Fin Gar	944	1.000	944
4	M	PRCH		13	SLBC	464	1.000	464
5	M	PRCH		13	SLBC	296	1.000	296
6	M	PRCH		13	SLBC	579	1.000	579
<b>Total Building Area</b>						<b>3,709</b>		<b>4,805</b>



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			1.650	54	54	89	89
<b>TMBR Totals</b>						1.650			89	89
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.490	143	143	498	498
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			4.860	224	224	1,089	1,089
<b>IMP PST Totals</b>						8.350			1,587	1,587
<b>Total Agland</b>						10.000			1,676	1,676