




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 10:50:59  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027153 <b>Parcel ID</b> 21N17E-31-1-00000-000-0000 <b>Cadastral ID</b> 31-21-17-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 344544 <b>J&amp;J WAGONER INVESTING LLC</b>  17330 S 4210 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 24210 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 31 / 21 / 17 / 1 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660027153_001.JPG 7/3/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26112824 -95.52743376																																																																																																																									
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Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
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% One Story
Exterior Wall	65% Frame, Siding, Wood 35% Veneer, Masonry
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,400
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2025 / 1

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	96.27	Total Misc Impr	+ 33,275
Roofing Adj	+ 4.82	Garage Cost	+ 33,581
Subfloor Adj	+ -3.10	Total RCN	= 349,912
Heat/Cool Adj	+ 14.47	Depreciation ( 1%)	- 3,499
Plumbing Adj	+ 5.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 346,413
Adj Base Cost	= 117.94	Lot Value	+ 346,413
Total Area	x 2,400	Indicated Value	= 346,413
Adjusted Cost	= 283,056	Value Per SqFt	144.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	346,413		
Lot Value			
Indicated Value	346,413	144.34	Per SqFt
Agland Value	3,621		
Site Improvements	86,106		
Total Value	782,553	326.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172819	280		280	28.54		7,991
PATC	Patio - Covered	172820	39x13		507	16.96		8,599
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13		5,947
ODFP	Outdoor Fireplace/Firepit		1	2025	1	3,473.83		3,474
ODRK	Outdoor Kitchen		1	2025	1	3,960.00		3,960
GENR	Generator - Residential Standby		1	2025	1	3,304.00		3,304



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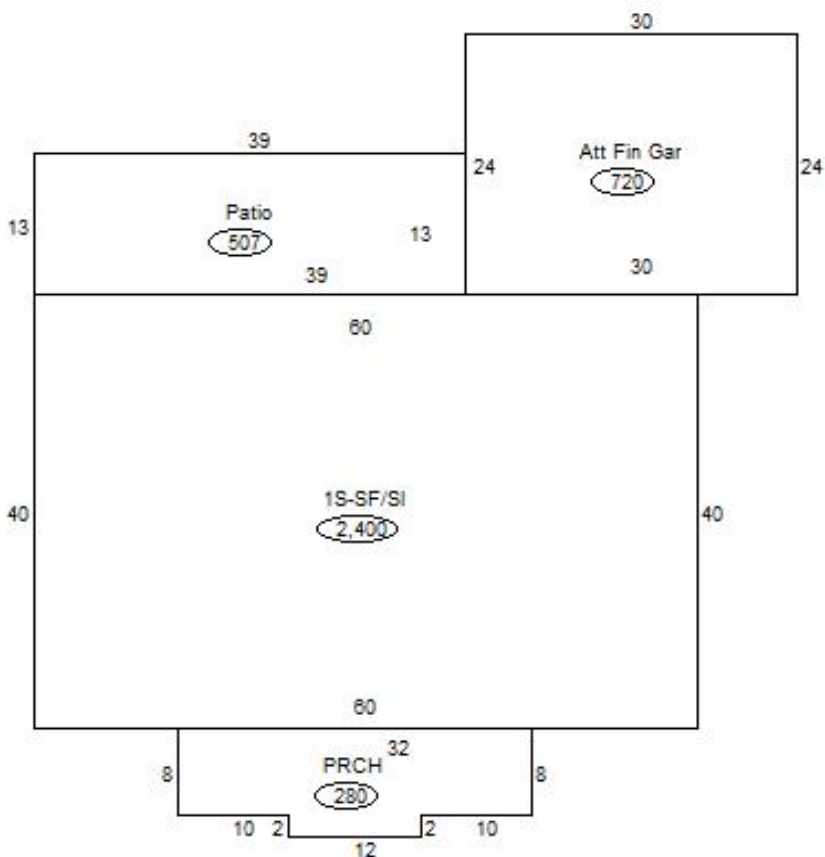
Date 04/17/2026

Time 10:51:00

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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	20	1S-SF/SI	2,400	1.000	2,400
2	G	5		20	Att Fin Gar	720	1.000	720
3	M	PRCH		20	PRCH	280	1.000	280
4	M	PATC		20	Patio	507	1.000	507
<b>Total Building Area</b>						2,400		2,400



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	30x40x8	Concrete		1,200
	Qual	0	Cond 0	Year 2025	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (13.18 x 1,200)		15,816		15,816		15,816
	LNT0	Lean To - Attached	12x40x8	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.45 x 480)		4,536		4,536	272	4,264
	LNT0	Lean To - Attached	12x40x8	Gravel	Formed Metal	480
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.45 x 480)		4,536		4,536	272	4,264
	UTIL	Shop/Slab	60x40x12	Concrete		2,400
	Qual	2	Cond 2	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.53 x 2,400)		63,672		63,672	1,910	61,762



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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			2.148	122	122	263	263
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.911	168	168	489	489
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			14.942	192	192	2,869	2,869
<b>NTV PST Totals</b>						20.000			3,621	3,621
<b>Total Agland</b>						20.000			3,621	3,621