




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027160 Parcel ID 21N17E-31-2-00000-000-0000 Cadastral ID 31-21-17-01200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 298022 JONES, JOHN MICHAEL 16516 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 16516 E 520 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 31 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-22\IMG 6/22/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.26202097 -95.53529382 E/2 NE/4 NW/4.																																																																																																																									
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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	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	12 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-22\IMG 6/22/2021

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	88.57	Total Misc Impr	+ 12,347
Roofing Adj	+ 4.28	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 211,751
Heat/Cool Adj	+ 10.30	Depreciation (4%)	- 8,470
Plumbing Adj	+ 7.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 203,281
Adj Base Cost	= 110.78	Lot Value	+
Total Area	x 1,800	Indicated Value	= 203,281
Adjusted Cost	= 199,404	Value Per SqFt	112.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,281		
Lot Value			
Indicated Value	203,281	112.93	Per SqFt
Agland Value	3,880		
Site Improvements	67,685		
Total Value	274,846	152.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149890	30x20		600	19.73		11,838
PRCH	SLAB PORCH - COVERED	149891	6x4		24	21.22		509



Rogers

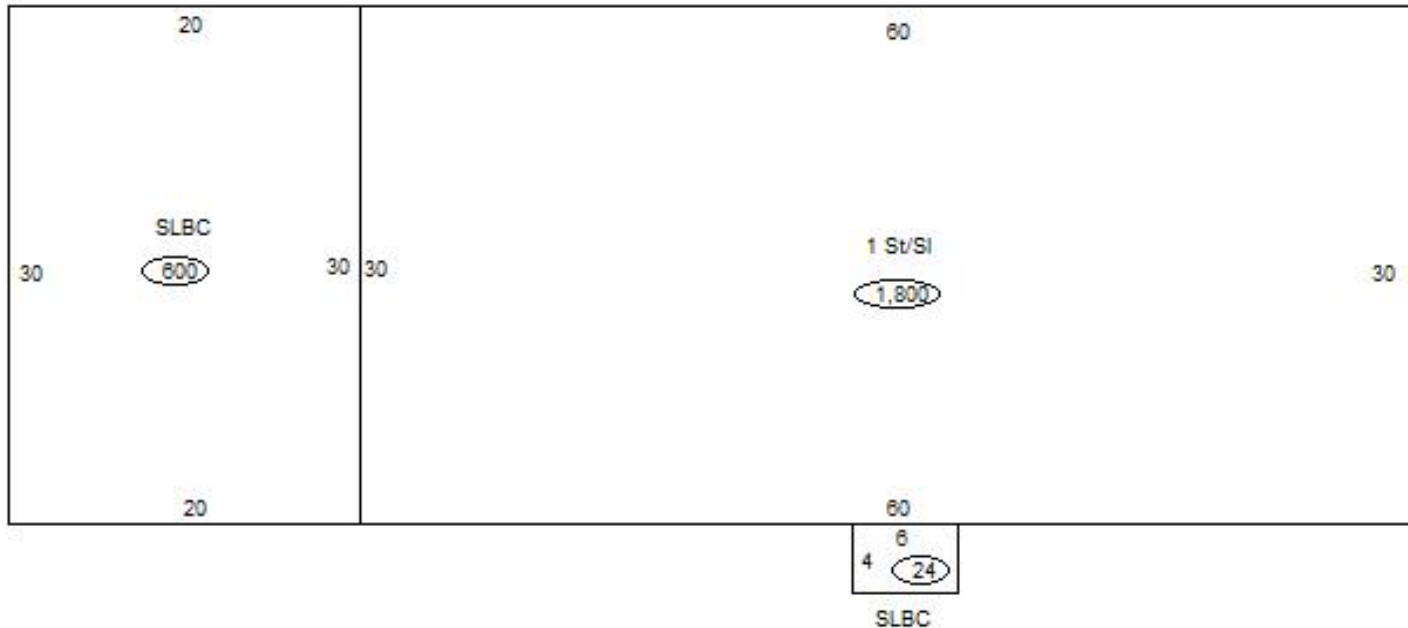
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Sketch Image

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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	1,800	1.000	1,800
2	M	PRCH		13	SLBC	600	1.000	600
3	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
Base Cost (27.99 x 1,500)		41,985		41,985	10,496	31,489
	UTIL	Utility Building	50x40x10	Base	Formed Metal	2,000
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	
Base Cost (25.05 x 2,000)		50,100		50,100	27,054	23,046
	GRDT	Garage - Detached	14x20x8	Concrete	Composition Shingle	280
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
Base Cost (22.17 x 280)		6,208		6,208	3,042	3,166
	EQSH	Equipment Shed	50x24x8	Gravel	Galvanized Metal	1,200
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
Base Cost (17.06 x 1,200)		20,472		20,472	12,488	7,984
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	
Base Cost (6.25 x 320)		2,000		2,000		2,000



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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
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80		0	11.000	192	192	2,112	2,112
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76		0	3.000	182	182	547	547
NTV PST Totals						14.000			2,659	2,659
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	2.000	168	168	336	336
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76		0	1.000	213	213	213	213
IMP PST Totals						6.000			1,221	1,221
Total Agland						20.000			3,880	3,880