



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:55:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027759 <b>Parcel ID</b> 21N16E-32-1-00000-000-0000 <b>Cadastral ID</b> 32-21-16-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 347271 ROUSE, JOEL & MICHELLE  24188 S 4150 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24188 S 4150 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 32 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-02-19\IMG_0059.JPG 2/19/2019</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26140717 -95.61580451 E 528' S2 N2 SE NE NE																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.9541		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	85,120.00 x .67 = 56,619		
Factor Value			
Adjustments	2.9692		
Lot Value	168,113		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,490 / 1,490
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,490
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	175,950 118.09 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	118,976
Lot Value	168,113
Indicated Value	287,089 192.68 Per SqFt
Agland Value	
Site Improvements	7,911
Total Value	295,000 197.99 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	105.58	Total Misc Impr	+	10,206
Roofing Adj	+ 4.52	Garage Cost	+	15,792
Subfloor Adj	+ -1.16	Total RCN	=	219,504
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	103,167
Plumbing Adj	+ 9.46	Lump Sums	+	2,639
Basement Adj	+ 0.00	RCNLD	=	118,976
Adj Base Cost	= 129.87	Lot Value	+	168,113
Total Area	x 1,490	Indicated Value	=	287,089
Adjusted Cost	= 193,506	Value Per SqFt		192.68

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	67048	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	67049	16x12		192	23.59		4,529
WODO	WOOD DECK - OPEN	67050	152		152	23.15	25%	2,639



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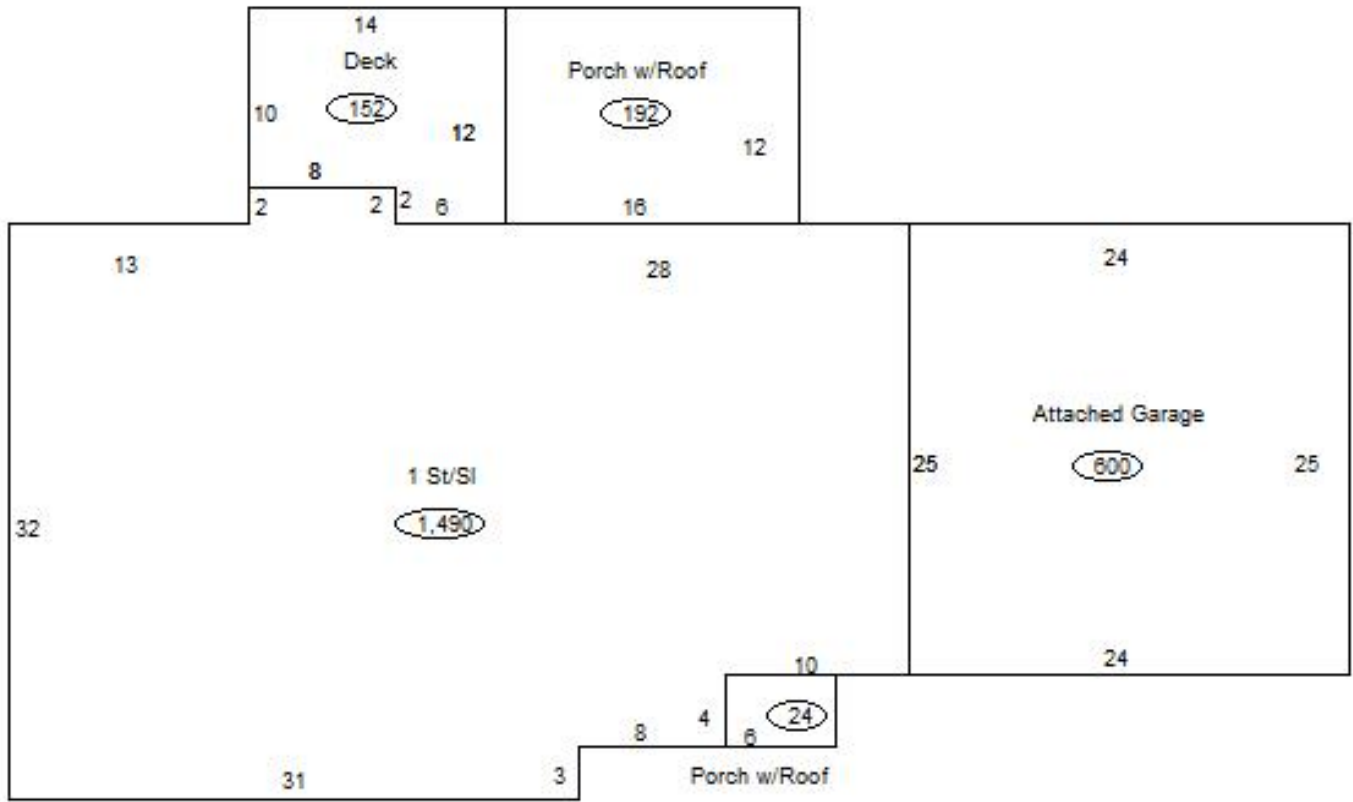
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### Sketch Image

660027759



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,490	1.000	1,490
2	G	1	Slab	13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	192	1.000	192
5	M	WODO		13	WODO	152	1.000	152
<b>Total Building Area</b>						1,490		1,490



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (10.48 x 432) 4,527		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
						3,622
	DTGF	DETACHED GARAGE FAIR	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (16.00 x 400) 6,400		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
						3,840
	STF	STG FAIR	12x8x0	Gravel	Formed Metal	96
	Qual	2	Cond 2	Year	Eff Age	2026
	<b>Valuation Summary</b> Base Cost (4.68 x 96) 449		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
						449