



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027777 <b>Parcel ID</b> 21N17E-32-2-00000-000-0000 <b>Cadastral ID</b> 32-21-17-00300 <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> 326061 ST CLAIR, ENNIS H & BETTY-FAMILY TRUST  17082 E 520 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 17082 E 520 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 32 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>660027777_002.JPG 12/15/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26294123 -95.52407039 NW/4 NW/4 NW/4																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count 0 Units Buildable 0 Non-Ag Acres 0 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	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,458 / 1,458
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,458
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

660027777	12/12/25
660027777_002.JPG	12/15/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	108.74	Total Misc Impr	+ 14,937	Roofing Adj	+ 4.38	Garage Cost	+ 17,947
Subfloor Adj	+ -1.19	Total RCN	= 225,661	Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 110,574
Plumbing Adj	+ 8.82	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 115,087
Adj Base Cost	= 132.22	Lot Value	+ 115,087	Total Area	x 1,458	Indicated Value	= 115,087
		Value Per SqFt	78.93	Adjusted Cost	= 192,777		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,087		
Lot Value			
Indicated Value	115,087	78.93	Per SqFt
Agland Value	1,399		
Site Improvements	48,250		
Total Value	164,736	112.99	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	67120	15x8		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	67121	20x15		300	23.25		6,975



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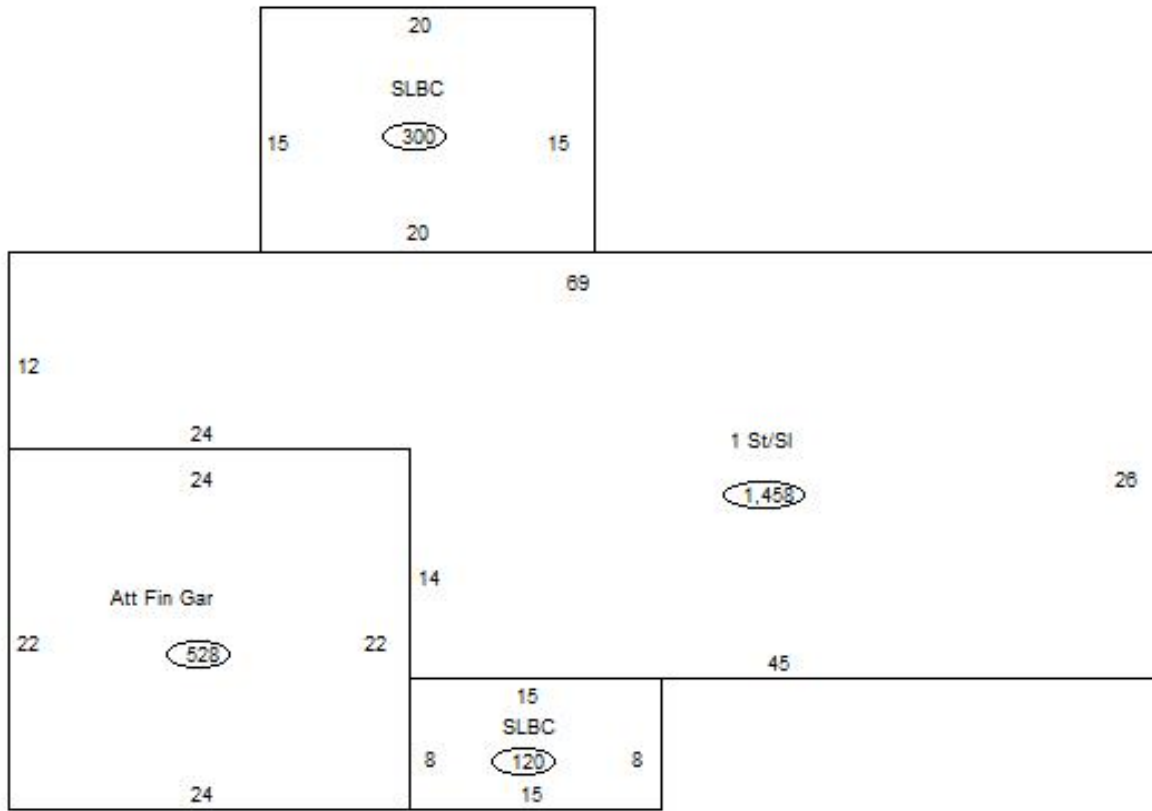
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,458	1.000	1,458
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	300	1.000	300
<b>Total Building Area</b>						<b>1,458</b>		<b>1,458</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x30x10	Concrete	Formed Metal	900	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.52 x 900)		27,468		27,468	6,867	20,601
	BNGP	Barn - General Purpose	21x30x10	Concrete	Formed Metal	630	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.39 x 630)		16,626		16,626	9,144	7,482
	LNT0	LEAN-TO	12x26x10	Dirt	Formed Metal	312	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (8.75 x 312)		2,730		2,730	2,184	546
	LNT0	LEAN-TO	14x30x10	Dirt	Galvanized Metal	420	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (8.08 x 420)		3,394		3,394	2,715	679
	UTIL	Utility Building	48x28x12	Concrete	Composition Shingle	1,344	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.32 x 1,344)		42,094		42,094	23,152	18,942



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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			.500	122	122	61	61
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.500	122	122	306	306
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			1.000	72	72	72	72
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			1.500	144	144	216	216
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.500	144	144	360	360
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.000	192	192	384	384
<b>NTV PST Totals</b>						10.000			1,399	1,399
<b>Total Agland</b>						10.000			1,399	1,399