



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:20:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029477 Parcel ID 21N16E-34-4-00000-000-0000 Cadastral ID 34-21-16-00900 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 262746 PETERSON, TERESA LYNN 24525 S CRYSTAL LAKE DR CLAREMORE OK 74019-0000 Parcel Location Situs 24525 S CRYSTAL LAKE DR Subdivision Lot/Block / Parcel Size 7.4 - Acres Sec/Twn/Rng 34 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-17\IMG_001 11/17/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.25340387 -95.58316018																																																																																																																									
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Date 04/16/2026
Time 23:20:23
Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable 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	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,418 / 2,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,418
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	522 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.16	Total Misc Impr	+ 12,361				
Roofing Adj	+ 5.19	Garage Cost	+ 20,582				
Subfloor Adj	+ -3.40	Total RCN	= 353,981				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 81,416				
Plumbing Adj	+ 7.35	Lump Sums	+ 7,384				
Basement Adj	+ 0.00	RCNLD	= 279,949				
Adj Base Cost	= 132.77	Lot Value	+ 279,949				
Total Area	x 2,418	Indicated Value	= 279,949				
Adjusted Cost	= 321,038	Value Per SqFt	115.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,949		
Lot Value			
Indicated Value	279,949	115.78	Per SqFt
Agland Value	1,378		
Site Improvements	10,956		
Total Value	292,283	120.88	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	70641	162		162	28.95		4,690
WODO	WOOD DECK - OPEN	70642	483		483	19.11	20%	7,384
PATO	SLAB PORCH - OPEN	70643	12x8		96	12.93		1,241



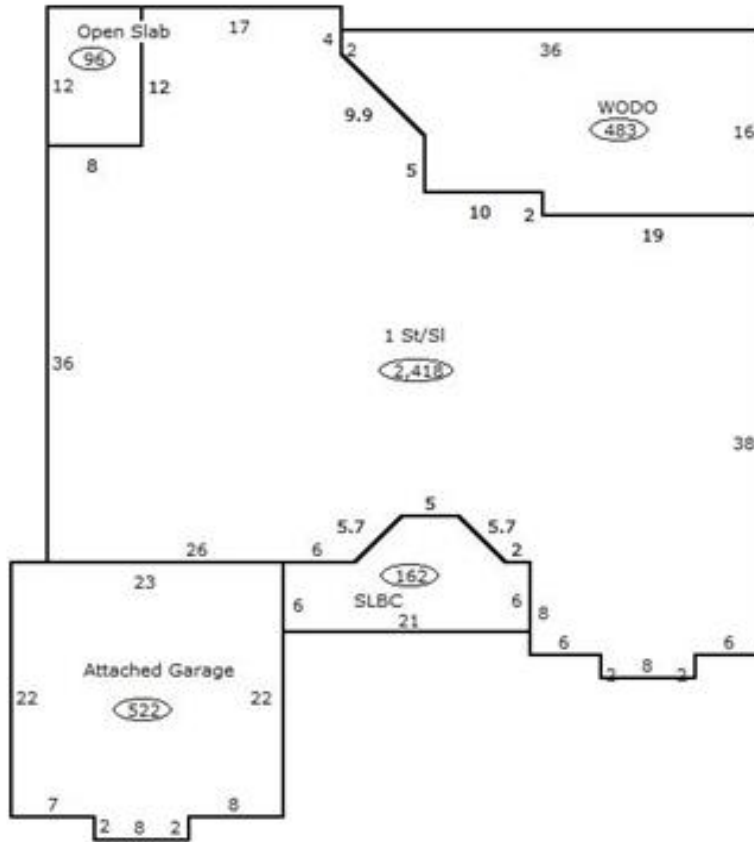
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Date 04/16/2026
 Time 23:20:23
 Page 3

Sketch Image

660029477



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,418	1.000	2,418
2	G	1		13	Attached Garage	522	1.000	522
3	M	PRCH		13	SLBC	162	1.000	162
4	M	WODO		13	WODO	483	1.000	483
5	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						2,418		2,418



Rogers





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 Time 23:20:23
 Page 4

660029477

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,248
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (10.14 x 1,248)	12,655		12,655	3,797	8,858
	LT	LEAN-TO	0x0x0			576
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 576)	1,682		1,682	505	1,177
	LF	LOAFING SHED	0x0x0			180
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 180)	767		767	153	614
	LF	LOAFING SHED	0x0x0			96
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 96)	409		409	102	307



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Time 23:20:23
Page 5

Agland Inventory

660029477

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	3.400	192	192	653	653
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61		0	2.000	146	146	293	293
VE	VERDIGRIS CLAY LOAM	NTV PST	90		0	2.000	216	216	432	432
NTV PST Totals						7.400			1,378	1,378
Total Agland						7.400			1,378	1,378