



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 13:47:02  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030635 <b>Parcel ID</b> 21N16E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-21-16-00300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 262645 SHERRER, VIRGINIA A TRUSTEE  14505 E 530 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 59.76 - Acres <b>Sec/Twn/Rng</b> 35 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25826389 -95.56661624																																																																																																																									
<b>Legal Description</b> SW NE & W2 SE NE LESS .23A RY & LESS 2 AC TR DESC AS: BEG 112' W OF NE/C W2 SE NE; SE PARALLEL W/RR 208'; W PARALLEL W/N LINE OF SEC 35 416'; NW PARALLEL W/RY 208' TO N LN OF SE NE; E 416' TO POB AND TR BEG: AT INTERSECTION OF W/L OF E2 SE NE & W/L OF HY 88; SELY					<b>Building Permits</b>																																																																																																																				
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

**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	

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	5,145
Site Improvements	75,116
Total Value	80,261 0.00 Total Value Per SqFt

**Cost Approach** Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>02/21/2019 11:41</p>	UTIL	SHOP BUILDING	0x0x0			3,456
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (24.14 x 3,456) 83,428		<b>Modifier Total</b>	<b>RCN</b> 83,428	<b>Depr (15% Phys/ % Func)</b> 12,514	<b>RCNLD</b> 70,914
 <p>02/21/2019 11:41</p>	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (10.21 x 1,200) 12,252		<b>Modifier Total</b>	<b>RCN</b> 12,252	<b>Depr (70% Phys/ % Func)</b> 8,576	<b>RCNLD</b> 3,676
 <p>02/21/2019 11:42</p>	BARN	BARN	0x0x0			320
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (10.48 x 320) 3,354		<b>Modifier Total</b>	<b>RCN</b> 3,354	<b>Depr (100% Phys/ % Func)</b> 3,354	<b>RCNLD</b>
 <p>02/21/2019 11:41</p>	LT	LEAN-TO	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 600) 1,752		<b>Modifier Total</b>	<b>RCN</b> 1,752	<b>Depr (70% Phys/ % Func)</b> 1,226	<b>RCNLD</b> 526



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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			8.833	122	122	1,081	1,081
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.444	54	54	132	132
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.590	168	168	939	939
ER	ERODED LOAMY LAND	NTV PST	35			5.280	84	84	444	444
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			3.421	63	63	215	215
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			.973	216	216	210	210
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			5.949	192	192	1,142	1,142
RS	ROUGH STONY LAND	TMBR	20			27.271	36	36	982	982
<b>TMBR Totals</b>						59.760			5,145	5,145
<b>Total Agland</b>						59.760			5,145	5,145