



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 660031772 Parcel ID 21N16E-36-1-00000-000-0000 Cadastral ID 36-21-16-01900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 326433 COATS, DARRYL G & ANGELA L 24106 S 4190 CLAREMORE OK 74019-2592 Parcel Location Situs 24106 S 4190 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 36 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26242563 -95.54367369																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.6363	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	114,838.00 x .55 = 63,043	
Factor Value		
Adjustments	1.0000	
Lot Value	63,043	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,234 / 1,234
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,234
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 40



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,911	134.45	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.68	Total Misc Impr	+	10,631			
Roofing Adj	+ 4.15	Garage Cost	+	12,498			
Subfloor Adj	+ 0.00	Total RCN	=	179,070			
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	89,535			
Plumbing Adj	+ 10.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	89,535			
Adj Base Cost	= 126.37	Lot Value	+	63,043			
Total Area	x 1,234	Indicated Value	=	152,578			
Adjusted Cost	= 155,941	Value Per SqFt		123.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,535		
Lot Value	63,043		
Indicated Value	152,578	123.65	Per SqFt
Agland Value			
Site Improvements	23,929		
Total Value	176,507	143.04	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	75819	26x7		182	20.72		3,771
PATO	SLAB PORCH - OPEN	75820	276		276	8.27		2,283



Rogers

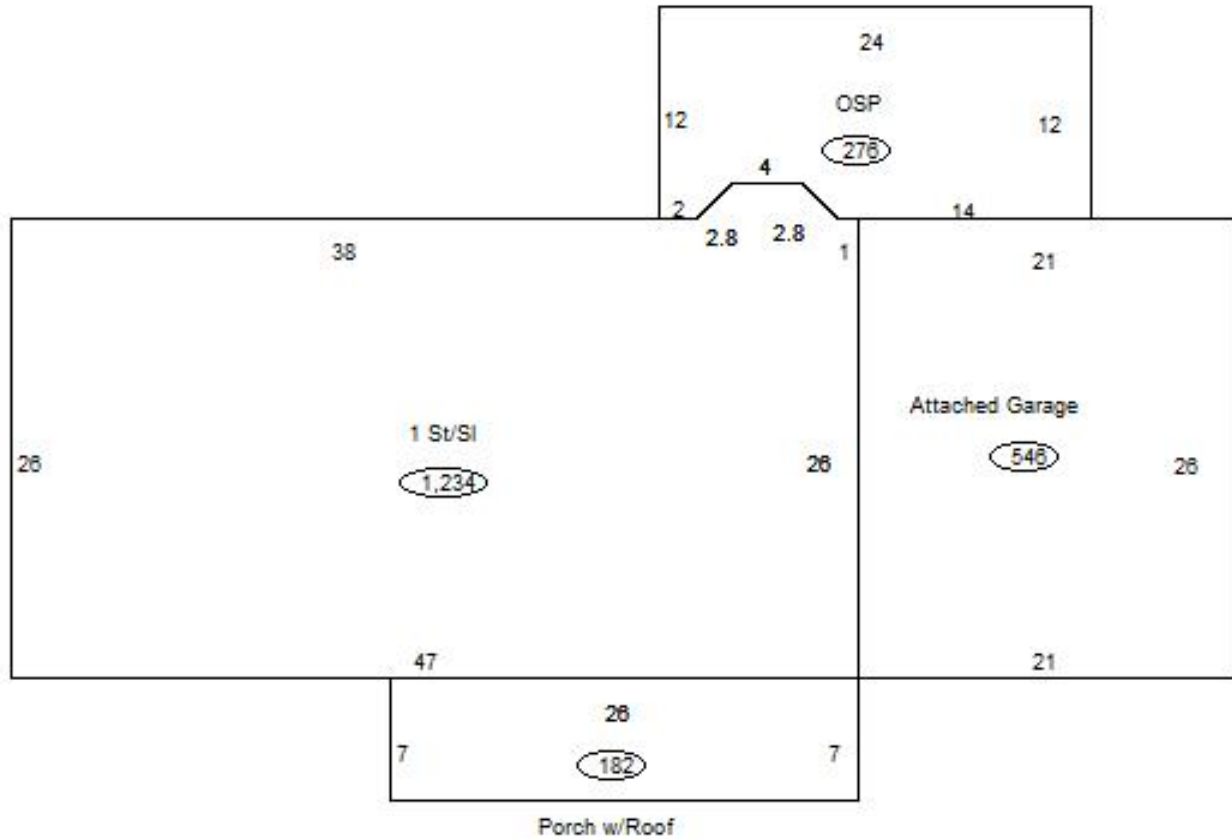
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Sketch Image

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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/Sl	1,234	1.000	1,234
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	182	1.000	182
4	M	PATO		13	Open Slab	276	1.000	276
Total Building Area						1,234		1,234



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			900	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 900)		28,152		28,152	4,223	23,929
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						
	CKCP	Chicken Coop	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (6.59 x)						