



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:05:21
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660051519 Parcel ID 21N16E-36-2-00000-000-0000 Cadastral ID 36-21-16-03310 Property Type REAL - Real Property Property Class CH VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 254521 TIAWAH COMMUNITY BAPTIST CHURCH, INC 24405 S 4180 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24405 S 4180 RD Subdivision Lot/Block / Parcel Size 2.03 - Acres Sec/Twn/Rng 36 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25780464 -95.56044642																																																																																																																									
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 Page 2

Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	2.03			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	LAND QUALITY			
	0			
	0			
Value Model	1230 UNPLATTED (UNITS BUILDABLE)			
Value Method	Units-Buildable			
Base Lot Value	21,772.00 x 1.00 =			21,772
Factor Value	0			
Adjustments				
Lot Value	21,772			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1017452	
Total Building Area	8,268	Image Date	1/18/2023	
Total Base Value	1,062,934	Name	IMG_0004.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements				
Replacement Cost New	1,062,934			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	488,950			
Economic Depreciation				
RCNLD (All Sources)	488,950			
Depreciated Improvements	988			
Outbuilding Value				
Total Improvement Value	489,938			
Land Value	21,772			
Cost Approach Value	511,710	61.89/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	21,772	
Effective Gross Income (EGI)		Total Appraised Value	511,710	
Total Expenses			61.89/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



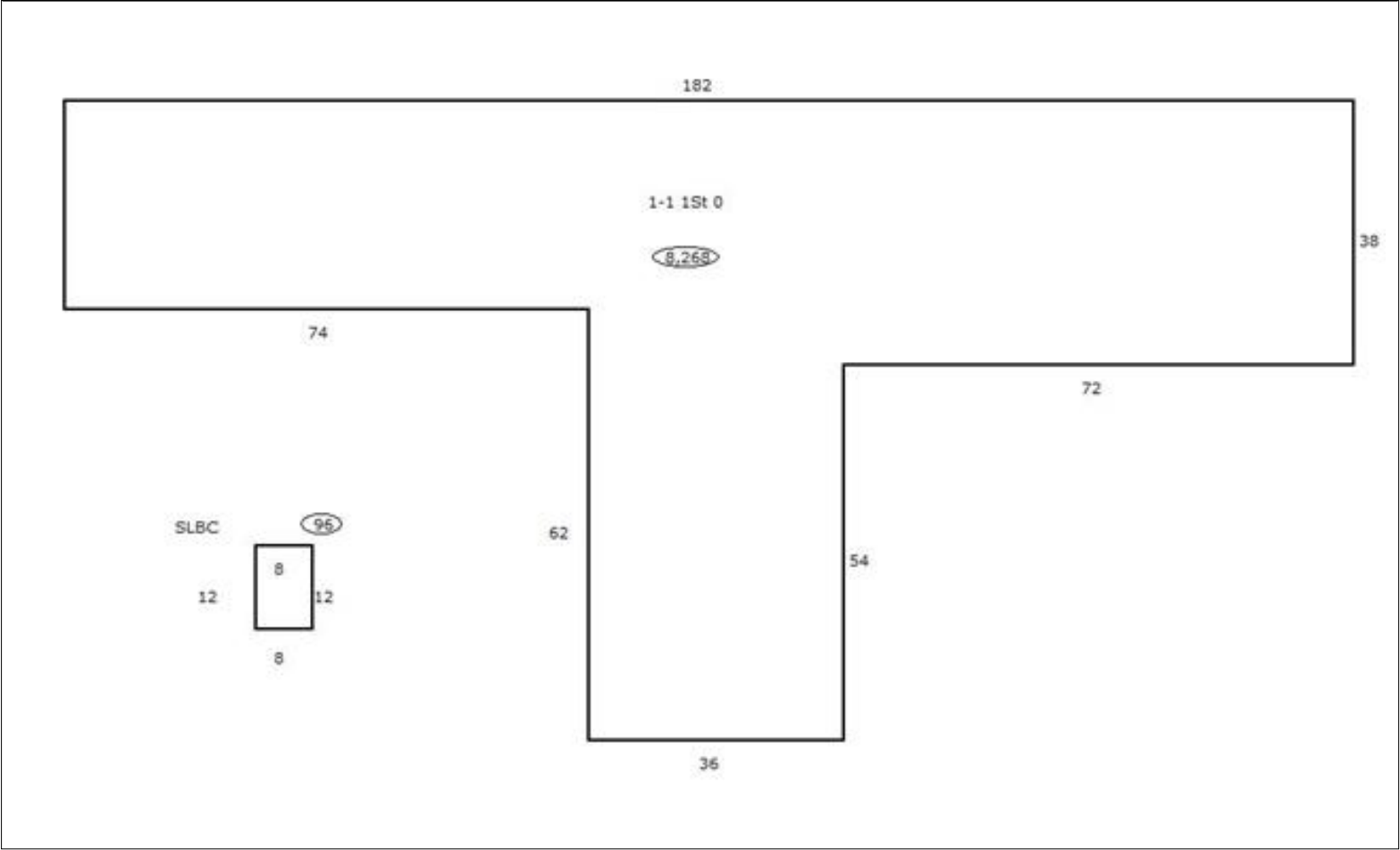
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 Time 22:05:21
 Page 3

Sketch Image

660051519



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	SLBC	96	1.000	96
2	C	309		20	1-1 1St 0	8,268	1.000	8,268
Total Building Area						8,268		8,268



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Page 4

Account 660051519
Parcel ID 21N16E-36-2-00000-000-0000
Cadastral ID 36-21-16-03310

Tax Area Code 5
Property Class CH
Owners Name TIAWAH COMMUNITY BAPTIST CHURCH, INC

Building Data

Building ID 1326
Building Sequence 1
Occupancy 1 309 Church 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,268
Average Perimeter 548
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 1990
Effective Age 18
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0004.JPG
Image Date 1/18/2023
Image Name IMG_0004.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 86.89
Wall Cost 21.20
HVAC Cost 20.47
Basement Cost 0.00
Total Base Cost 128.56
Total Area 8,268
Base RCN 1,062,934
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,062,934
Physical Depreciation 34%
Functional Depreciation 30%
Total Depreciation 54% (573,984)
Total RCNLD 488,950
Lump Sums 988
Total Building Value 489,938 \$ 59.26 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		12x8	96	51.45	80%	988
Total Misc Improvement							988