



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:16:26
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660051731 Parcel ID 21N17E-30-2-00000-000-0000 Cadastral ID 30-21-17-00110 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 330201 OSBURN, CHARLES WAYNE & CHERYL DAWN 23285 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 23285 S 4190 RD Subdivision Lot/Block / Parcel Size 1.5 - Acres Sec/Twn/Rng 30 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660051731 12/15/25</p> <p>660051731_001.JPG 12/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.27390034 -95.54253771																																																																																																																									
TR IN W2 LOT 2, BEG 918.88' N SW/C LOT 2, N 186.69', E 350', S 186 69', S 350' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21</td> <td>R23- PER VISUAL POSS RMA</td> <td>11/2021</td> <td>02/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- PER VISUAL POSS RMA	11/2021	02/2023																																																																																																							
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 1.5 Non-Ag Acres 1.5582 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 67,876.00 x .49 = 33,289 Factor Value Adjustments 3.2068 Lot Value 106,751		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	784 / 1,568
Style	100% Two Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1937 / 19

660051731	12/15/25
660051731_001.JPG	12/15/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	154,878	98.77	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	84.96	Total Misc Impr	+ 20,632				
Roofing Adj	+ 2.80	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 165,844				
Heat/Cool Adj	+ 0.93	Depreciation (22%)	- 36,486				
Plumbing Adj	+ 3.92	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 129,358				
Adj Base Cost	= 92.61	Lot Value	+ 106,751				
Total Area	x 1,568	Indicated Value	= 236,109				
Adjusted Cost	= 145,212	Value Per SqFt	150.58				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,358		
Lot Value	106,751		
Indicated Value	236,109	150.58	Per SqFt
Agland Value			
Site Improvements	46,869		
Total Value	282,978	180.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2000	1	0.00		
FPR2	Fireplace - Residential 2 Story	0		1	1	6,350.40		6,350
PRCH	SLAB PORCH - COVERED	77284	24x10		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	77285	28x11		308	25.97		7,999



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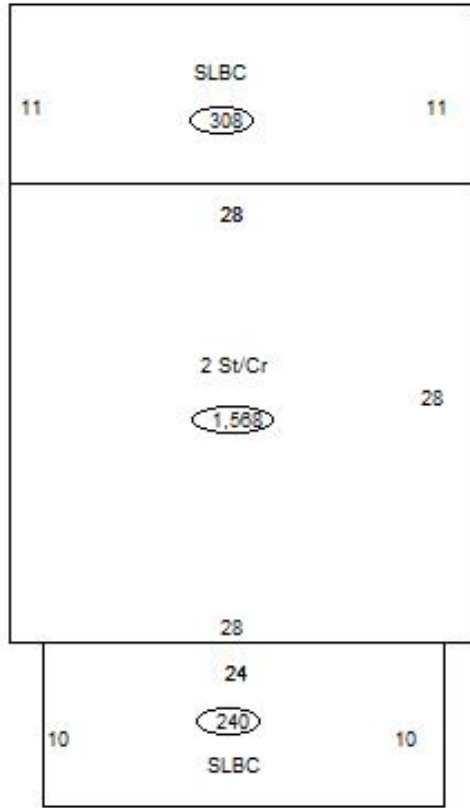
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Sketch Image

660051731



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	784	2.000	1,568
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PRCH		13	SLBC	308	1.000	308
Total Building Area						784		1,568



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (30.80 x 1,200)		36,960	36,960	1,109	35,851
	PRCH	Slab Porch - Covered	40x10x0	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (25.68 x 400)		10,272	10,272	1,027	9,245
	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (25.65 x 128)		3,283	3,283	1,510	1,773
	BNV	STG FAIR x3 (ALL PORTABLE)	0x0x0			
	Qual 0	Cond	Year 0	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
	Base Cost (0.00 x)					