



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660052397 Parcel ID 21N16E-25-2-00000-000-0000 Cadastral ID 25-21-16-02840 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 280008 JAMESON, HARRY J 23405 S 4180 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23405 S 4180 RD Subdivision Lot/Block / Parcel Size 9.5 - Acres Sec/Twn/Rng 25 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27243392 -95.55864006																																																																																																																									
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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	3,332 / 3,332
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,332
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

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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	103.69	Total Misc Impr	+ 3,517				
Roofing Adj	+ 4.96	Garage Cost	+ 29,470				
Subfloor Adj	+ -3.17	Total RCN	= 450,453				
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 139,640				
Plumbing Adj	+ 5.34	Lump Sums	+ 13,051				
Basement Adj	+ 0.00	RCNLD	= 323,864				
Adj Base Cost	= 125.29	Lot Value	+ 323,864				
Total Area	x 3,332	Indicated Value	= 323,864				
Adjusted Cost	= 417,466	Value Per SqFt	97.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	323,864		
Lot Value			
Indicated Value	323,864	97.20	Per SqFt
Agland Value	1,835		
Site Improvements	24,110		
Total Value	349,809	104.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78029	84		84	29.26		2,458
PRCH	SLAB PORCH - COVERED	78030	6x6		36	29.42		1,059
WODO	WOOD DECK - OPEN	78032	1146		1,146	18.98	40%	13,051



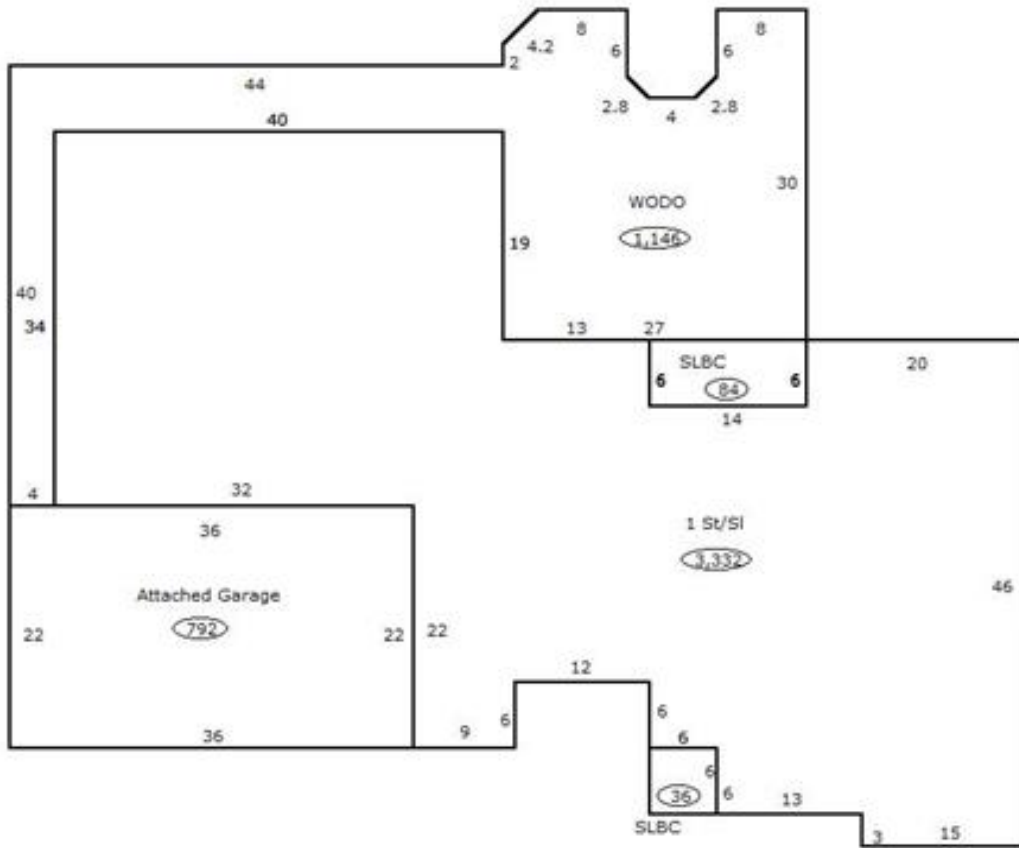
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	792	1.000	792
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PRCH		13	SLBC	36	1.000	36
4	R	1	Slab	13	1 St/SI	3,332	1.000	3,332
5	M	WODO		13	WODO	1,146	1.000	1,146
Total Building Area						3,332		3,332



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (9.66 x 1,600)		15,456		15,456	4,637	10,819
	BARN BARN		0x0x0			1,920
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (9.23 x 1,920)		17,722		17,722	4,431	13,291



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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
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			9.500	193	193	1,835	1,835
IMP PST Totals						9.500			1,835	1,835
Total Agland						9.500			1,835	1,835