



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:39:50
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Assessment Data					Primary Image																																																																																																																				
Account 660057043 Parcel ID 21N16E-14-2-00000-000-0000 Cadastral ID 14-21-16-04310 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 312329 GEYER, DANIEL A & ANDREA L & PERRY & LORRAINE A GEYER 21104 S 4175 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21104 S 4175 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 14 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30500555 -95.57180175																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	2.0716		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	90,238.00 x .64 = 58,123		
Factor Value			
Adjustments	1.0000		
Lot Value	58,123		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-20\IMG_001 7/20/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,625 / 1,625
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	191,391	117.78	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	95.81	Total Misc Impr	+ 14,903
Roofing Adj	+ 4.45	Garage Cost	+ 14,821
Subfloor Adj	+ 1.15	Total RCN	= 227,243
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 68,173
Plumbing Adj	+ 8.67	Lump Sums	+ 5,974
Basement Adj	+ 0.00	RCNLD	= 165,044
Adj Base Cost	= 121.55	Lot Value	+ 58,123
Total Area	x 1,625	Indicated Value	= 223,167
Adjusted Cost	= 197,519	Value Per SqFt	137.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,044		
Lot Value	58,123		
Indicated Value	223,167	137.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,167	137.33	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	79056	22x6		132	23.83		3,146
PRCH	SLAB PORCH - COVERED	79057	286		286	23.29		6,661
WODO	WOOD DECK - OPEN	142842	372		372	16.06		5,974
SHLT	STORM SHELTER			1 2021	1	0.00		



Rogers

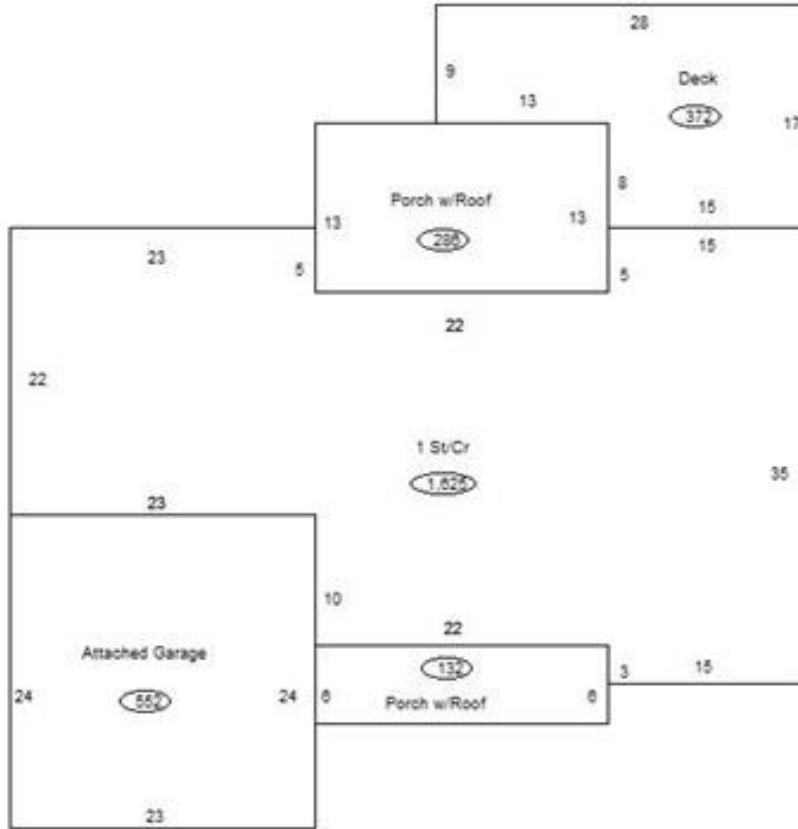
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Sketch Image

660057043



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,625	1.000	1,625
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PRCH		13	SLBC	286	1.000	286
5	M	WODO		13	WODO	372	1.000	372
Total Building Area						1,625		1,625



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				