



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 16:05:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660059631 <b>Parcel ID</b> 21N16E-33-2-00000-000-0000 <b>Cadastral ID</b> 33-21-16-01015 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 96444 REAVIS, PHIL P  24249 S 4151 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24249 S 4151 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 26.96 - Acres <b>Sec/Twn/Rng</b> 33 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\New folder (7)\IMG_0036 11/30/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.25941216 -95.60881055 N 250' W 175' E 180' NE SW NW & N2 SE NW & TR BEG: 180' W SE/C SW NW NW, S 440', SELY TO A PT ON E/L NE SW NW SD PT BEING 182' N SE/C NE SW NW, N 478' W TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,948 / 2,948
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,948
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	808 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



\\tsclient\T\TOMMY DUNLAP\VI Pictures\New folder (7)\IMG\_0036 11/30/2022

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	100.44	Total Misc Impr	+ 16,495				
Roofing Adj	+ 4.39	Garage Cost	+ 24,070				
Subfloor Adj	+ -2.06	Total RCN	= 396,300				
Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	- 114,927				
Plumbing Adj	+ 5.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 281,373				
Adj Base Cost	= 120.67	Lot Value	+ 281,373				
Total Area	x 2,948	Indicated Value	= 281,373				
Adjusted Cost	= 355,735	Value Per SqFt	95.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	281,373		
Lot Value			
Indicated Value	281,373	95.45	Per SqFt
Agland Value	3,882		
Site Improvements	49,613		
Total Value	334,868	113.59	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	80151	23x5		115	26.57		3,056
PRCH	SLAB PORCH - COVERED	80152	198		198	26.31		5,209
PATO	SLAB PORCH - OPEN	80153	17x17		289	9.05		2,615



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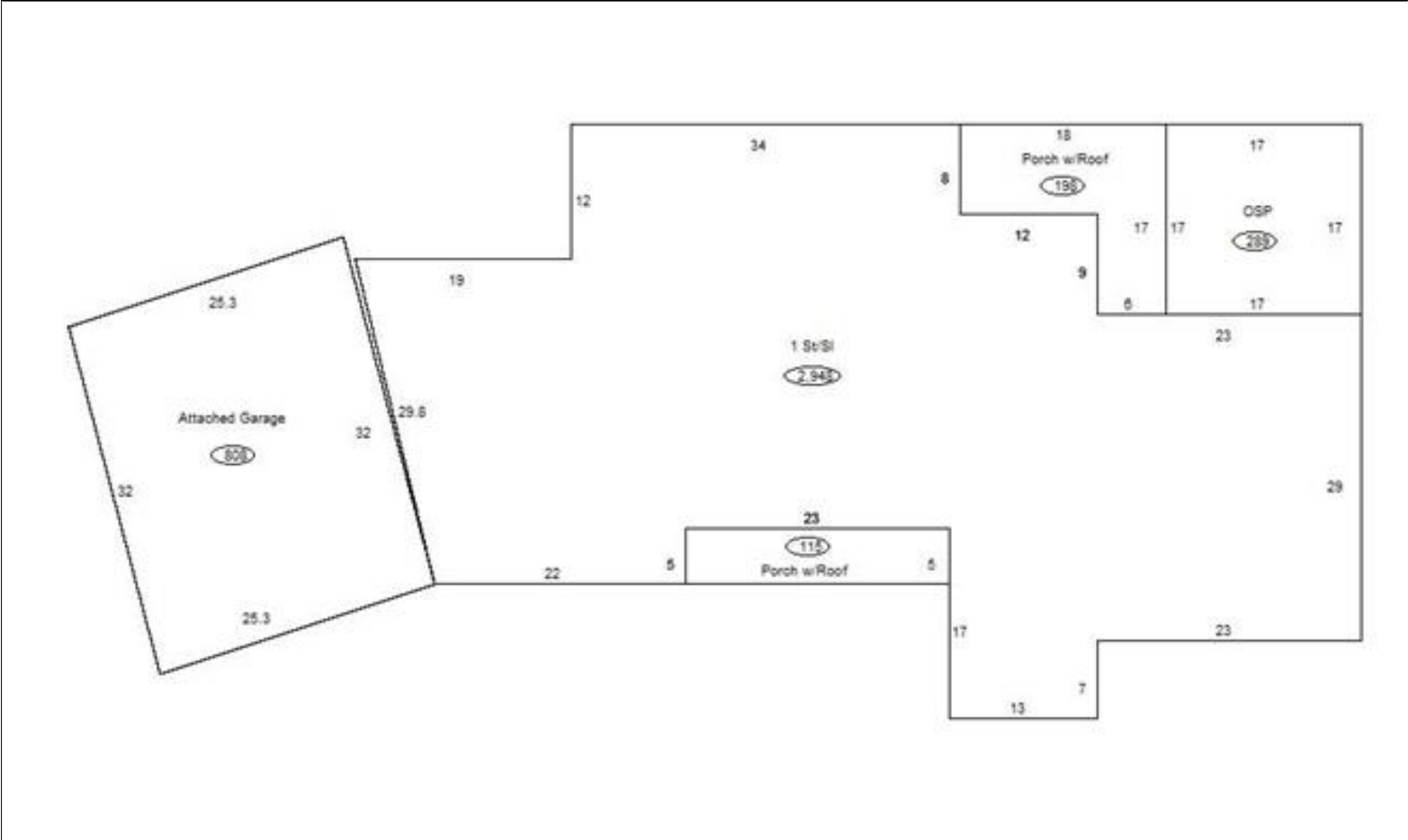
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,948	1.000	2,948
2	G	1		10	Attached Garage	808	1.000	808
3	M	PRCH		10	SLBC	115	1.000	115
4	M	PRCH		10	SLBC	198	1.000	198
5	M	PATO		10	Open Slab	289	1.000	289
<b>Total Building Area</b>						<b>2,948</b>		<b>2,948</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.84 x 2,400)		62,016	62,016	12,403	49,613
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60		0	26.960	144	144	3,882	3,882
<b>NTV PST Totals</b>						26.960			3,882	3,882
<b>Total Agland</b>						26.960			3,882	3,882