



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 660062103 Parcel ID 21N17E-20-2-00000-000-0000 Cadastral ID 20-21-17-00230 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 334934 BRANDON, RICHARD L & SUSAN G REVOCABLE TRUST 17255 E ROCKY RIDGE DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 17255 E ROCKY RIDGE DR Subdivision Lot/Block / Parcel Size 14.56 - Acres Sec/Twn/Rng 20 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28712498 -95.51840050 A TR IN NW DESC AS: BEG AT PT 2300' S NE/C NW, TH W 1253.36' TO C/L ROCKY RIDGE RD, TH N 30 -46 W 0', TH ON CUR TO R (RAD 457 14') 106.41', TH N 17-26 W 19.86', TH ON CUR TO L (RAD 145.64') 129 87', TH N 68- 31 W 63.52', TH N 539.01' TO C/L PANTHER CREEK, TH ELY ALG C/L OF CREEK TO A PT ON E/L SEC, TH S					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-22\IMG 6/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,811 / 2,885
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	952 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	90.24	Total Misc Impr	+	50,767			
Roofing Adj	+ 3.45	Garage Cost	+	44,401			
Subfloor Adj	+ 0.00	Total RCN	=	429,568			
Heat/Cool Adj	+ 14.47	Depreciation (26%)	-	111,688			
Plumbing Adj	+ 7.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	317,880			
Adj Base Cost	= 115.91	Lot Value	+				
Total Area	x 2,885	Indicated Value	=	317,880			
Adjusted Cost	= 334,400	Value Per SqFt		110.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,880		
Lot Value			
Indicated Value	317,880	110.18	Per SqFt
Agland Value	1,296		
Site Improvements	74,811		
Total Value	393,987	136.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	80449	15x11		165	76.10		12,557
PRCH	SLAB PORCH - COVERED	80450	354		354	28.30		10,018
EPSW	ENCLOSED PORCH - SOLID WALL	119404	20x19		380	74.19		28,192



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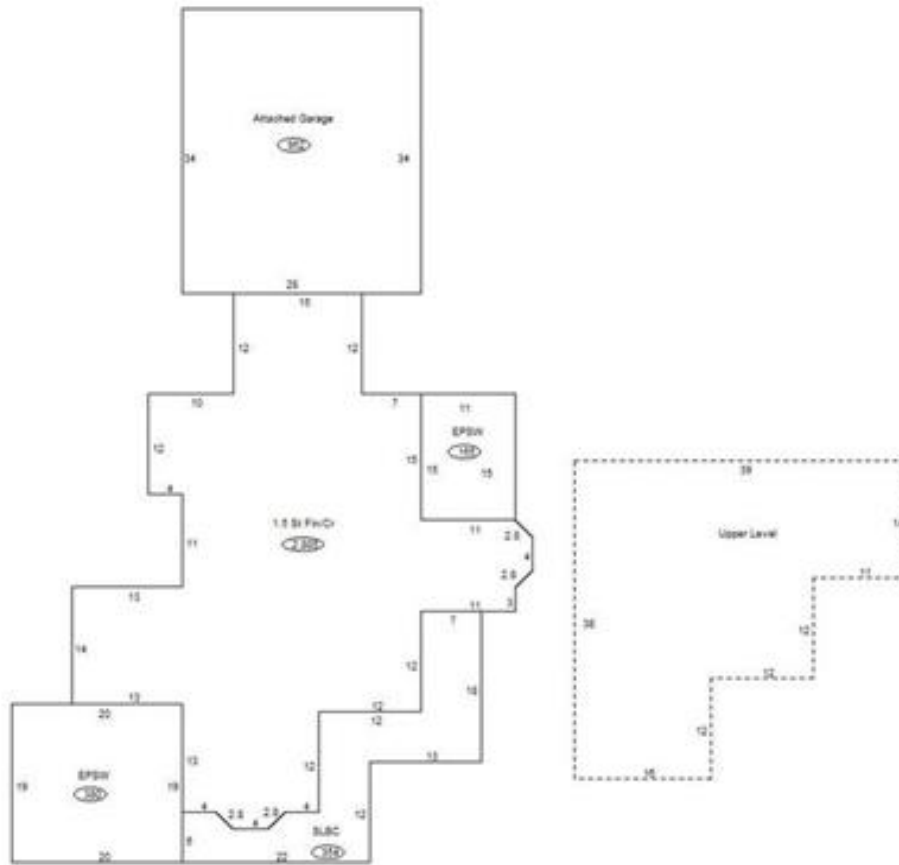
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Sketch Image

660062103



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,811	1.593	2,885
2	G	5		13	Att Fin Gar	952	1.000	952
3	M	EPSW		13	EPSW	165	1.000	165
4	M	PRCH		13	SLBC	354	1.000	354
5	U	^UL	Overhang	13	Upper Level	1,074	1.000	1,074
6	M	EPSW		13	EPSW	380	1.000	380
Total Building Area						1,811		2,885



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	16x60x12	Concrete	Formed Metal	960
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (12.15 x 960) 11,664			11,664	4,782	6,882
	LNT0	Lean To - Attached	16x60x12	Concrete	Formed Metal	960
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (12.15 x 960) 11,664			11,664	4,782	6,882
	BNGP	Barn - General Purpose	30x60x12	Concrete	Formed Metal	1,800
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (24.48 x 1,800) 44,064			44,064	11,016	33,048
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.11 x 1,200) 37,332			37,332	9,333	27,999



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			7.000	122	122	857	857
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.560	122	122	69	69
CO	COLLINSVILLE STONY LOAM	NTV PST	22			7.000	53	53	370	370
NTV PST Totals						14.560			1,296	1,296
Total Agland						14.560			1,296	1,296