



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:02:24
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660067072 Parcel ID 21N17E-20-2-00000-000-0000 Cadastral ID 20-21-17-00260 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 302370 EUBANKS, BROCK & KASSIDY 22288 S ROCKY RIDGE LN CLAREMORE OK 74019-2023																																																																																																																									
Parcel Location Situs 22288 S ROCKY RIDGE LN Subdivision Lot/Block / Parcel Size 18 - Acres Sec/Twn/Rng 20 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28684748 -95.52343924 TR IN W2 DESC AS; BEG SW/C NW, TH E ALG S/L NW 752.46', TH N 25 13-37 E 810.75', TH ON CUR TO L (RAD 128.15') 21.49', TH N 15-32-08 E 91.08', TH CUR TO R (RAD 108.81') 83.32', TH N 59-36-30 E 27.29', TH N 0- 11-49 E 171.89' TO C/L PANTHER CREEK, TH SWLY ALG SD C/L TO W/L NW, TH S ALG SD W/L 600' 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>R23 078</td> <td>R24 NEW POOL</td> <td>10/2023</td> <td>07/2024</td> <td>119,000</td> </tr> <tr> <td>R16</td> <td>R16-WATCH FOR POSS NEW SFR</td> <td>09/2011</td> <td>05/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 078	R24 NEW POOL	10/2023	07/2024	119,000	R16	R16-WATCH FOR POSS NEW SFR	09/2011	05/2015																																																																																																		
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	18							
Non-Ag Acres	17.5408							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	764,078.00 x .30 = 229,188							
Factor Value								
Adjustments	1.0000							
Lot Value	229,188							
Residential Data				SHPG 6/11/2021				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% 1 1/2 Story Finished			Multiple Regression				
Exterior Wall	100% Frame, Siding, Metal			MRA Code 1 Test				
Base/Total Area	1,152 / 1,824			Adusted R 0.8445				
Style	100% 1 1/2 Story Finished			Indicated Value 287,306 157.51 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	4 Metal, Preformed			Selection Model 1 Res				
Area on Slab	1,152			Adjustment Model A2 AO Test				
Fixture/RghIn	11 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 145,931				
Year/Eff Age	2011 / 11			Lot Value 229,188				
Cost Approach		Manual : 01/2025						
Base Cost	72.77	Total Misc Impr	+	0				
Roofing Adj	+ 3.02	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	169,687				
Heat/Cool Adj	+ 10.30	Depreciation (14%)	-	23,756				
Plumbing Adj	+ 6.94	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	145,931				
Adj Base Cost	= 93.03	Lot Value	+	229,188				
Total Area	x 1,824	Indicated Value	=	375,119				
Adjusted Cost	= 169,687	Value Per SqFt		205.66				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0	1	2014	1	0.00		



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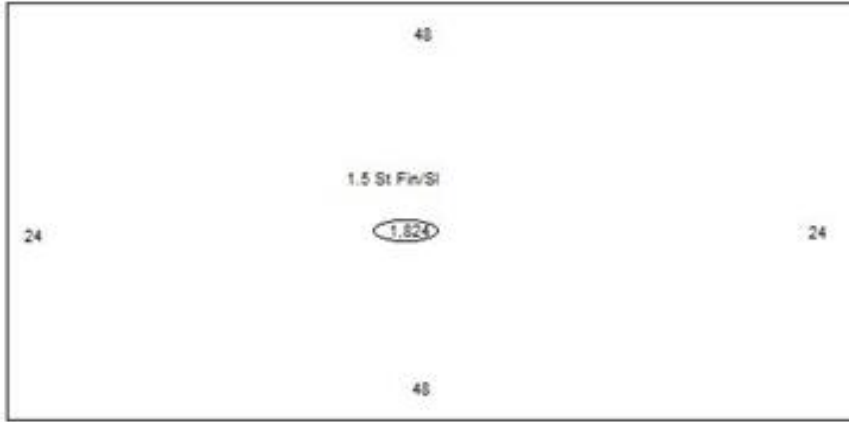
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Sketch Image

660067072



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,152	1.583	1,824
2	U	^UL		10	Upper Level (1)	672	1.000	672
Total Building Area						1,152		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground EST. (DOGS)	0x0x0	Concrete		480
	Qual	6	Cond 6	Year 2024	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (69.04 x 480)	33,139		33,139	1,657	31,482
	LNT0	LOAFING SHED	16x50x12	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (7.48 x 800)	5,984		5,984	1,137	4,847
	BNGP	Barn - General Purpose	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (26.03 x 1,500)	39,045		39,045	1,952	37,093
	LNT0	LEAN-TO	8x40x10	Gravel	Formed Metal	320
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (8.64 x 320)	2,765		2,765	525	2,240
	LNT0	LEAN-TO	30x8x8	Concrete	Formed Metal	240
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (14.52 x 240)	3,485		3,485	662	2,823
	UTIL	Utility Building	40x55x10	Base	Formed Metal	2,200
	Qual	4	Cond 3	Year 2011	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (29.90 x 2,200)	65,780		65,780	14,472	51,308
	CPDT	CARPORT - DETACHED	25x30x10	Concrete	Formed Metal	750
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (10.55 x 750)	7,913		7,913	4,115	3,798



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NCV	18x20x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year	2000	Eff Age
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.61 x 360)		1,660		1,660		1,660



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-11\IMG 6/11/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	2,281 / 3,469
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,281
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,184 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	100.81	Total Misc Impr	+ 64,855				
Roofing Adj	+ 4.13	Garage Cost	+ 71,833				
Subfloor Adj	+ -3.03	Total RCN	= 581,032				
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 46,483				
Plumbing Adj	+ 8.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 534,549				
Adj Base Cost	= 128.09	Lot Value	+ 534,549				
Total Area	x 3,469	Indicated Value	= 534,549				
Adjusted Cost	= 444,344	Value Per SqFt	154.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	534,549		
Lot Value			
Indicated Value	534,549	154.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	534,549	154.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	122698	12x12		144	36.02		5,187
PRCH	SLAB PORCH - COVERED	122700	734		734	33.74		24,765
PRCH	SLAB PORCH - COVERED	122701	16x9		144	36.02		5,187
PRCH	SLAB PORCH - COVERED	122702	18x6		108	36.25		3,915
PRCH	SLAB PORCH - COVERED	122703	18x6		108	36.25		3,915
PRCH	SLAB PORCH - COVERED	122704	20x9		180	35.80		6,444



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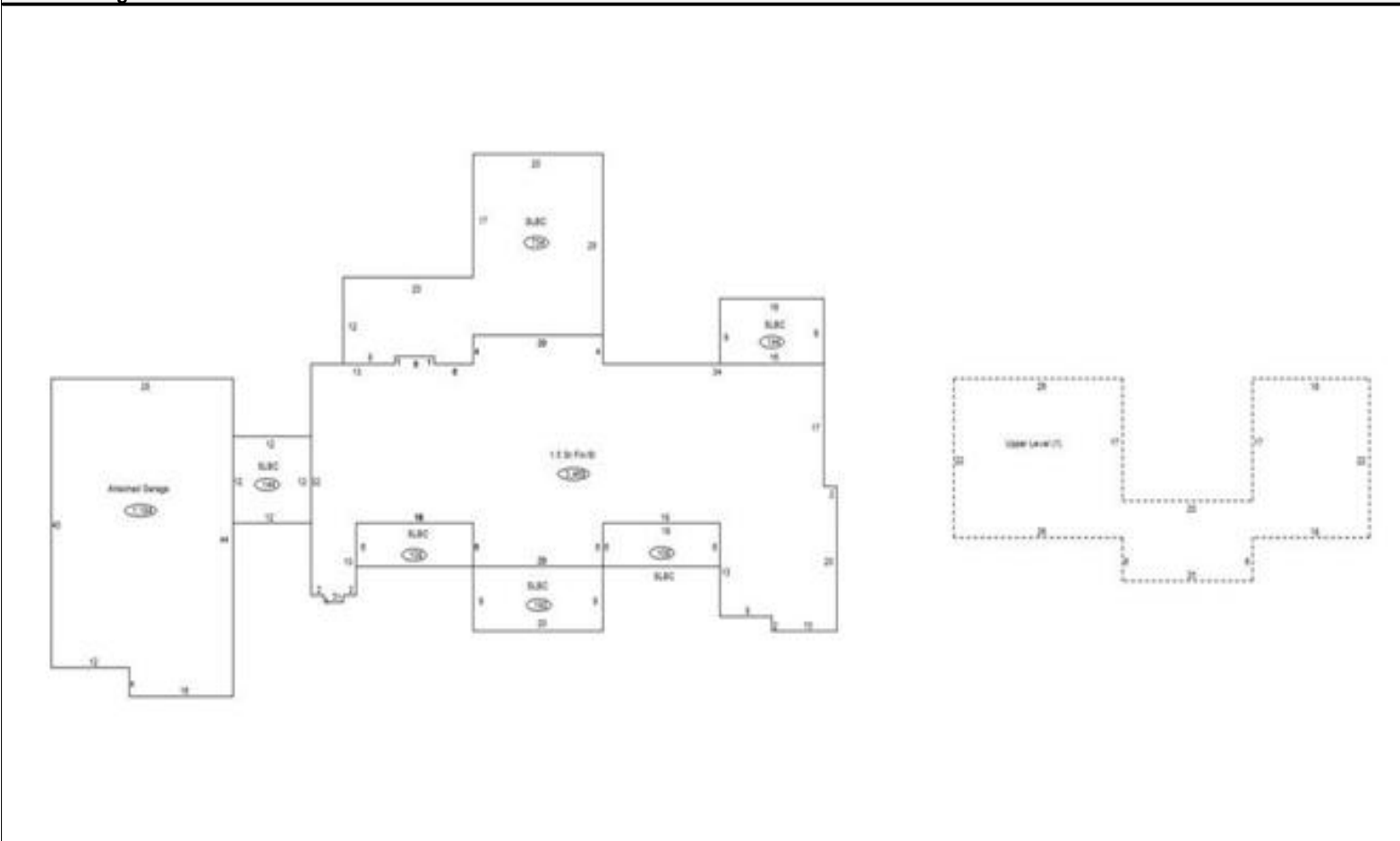
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Sketch Image

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Sketch Vector Information

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1	R	5	Slab	13	1.5 St Fin/Sl	2,281	1.521	3,469
2	U	^UL		13	Upper Level (1)	1,188	1.000	1,188
3	M	PRCH		13	SLBC	144	1.000	144
4	G	5		13	Att Fin Gar	1,184	1.000	1,184
5	M	PRCH		13	SLBC	734	1.000	734
6	M	PRCH		13	SLBC	144	1.000	144
7	M	PRCH		13	SLBC	108	1.000	108
8	M	PRCH		13	SLBC	108	1.000	108
9	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						2,281		3,469