



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:04:32
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Assessment Data					Primary Image																																																																																																																				
Account 660077471 Parcel ID 21N17E-17-2-00000-000-0000 Cadastral ID 17-21-17-00510 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 318699 BAXTER, DANIEL SR & TONI WOODS 21055 S 4200 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21055 S 4200 RD Subdivision Lot/Block / Parcel Size 9.27 - Acres Sec/Twn/Rng 17 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660077471_001.JPG 12/22/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.30635976 -95.52396487 NW NW NW LESS TR DESC AS; BEG AT NW/C NW, TH E 552.39', TH SWLY ON CUR TO RT (RAD 5,762.4 O') 564.02' TO W/L NW, TH N 114 90' TO POB																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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								
Residential Data				660077471_001.JPG 12/22/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value				
Cost Approach				Indicated Value 0.00 Per SqFt				
Manual : 01/2025				Agland Value 630				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements	28,333			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	28,963 0.00 Total Value Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	10x10x0	Plank		100
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (27.10 x 100) 2,710			2,710	1,192	1,518
	BNGP	Barn - General Purpose	30x40x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.39 x 1,200) 32,868			32,868	8,217	24,651
	SHDS	Shed - Small	12x18x8	Plank	Composition Shingle	216
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (18.55 x 216) 4,007			4,007	1,843	2,164



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Lot Data	
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\2021-6-2\IMG_ 6/3/2021

Residential Data	
Type	6 Mobile Home 63 x 12
Condition	1 - Low
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	756 / 756
Style	100% Single Wide
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 71

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	33.08	Total Misc Impr	+	0	
Roofing Adj	+ 2.62	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	33,393	
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	26,714	
Plumbing Adj	+ 8.47	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	6,679	
Adj Base Cost	= 44.17	Lot Value	+		
Total Area	x 756	Indicated Value	=	6,679	
Adjusted Cost	= 33,393	Value Per SqFt		8.83	

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements	1,800		
Lot Value			
Indicated Value	1,800	2.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,800	2.38	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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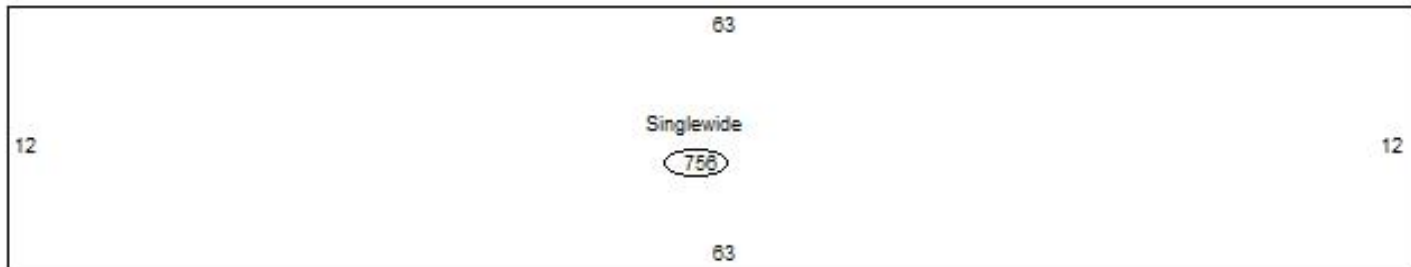
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	756	1.000	756
Total Building Area						756		756



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		68	9.270	68	68	630	630
IMP PST Totals						9.270			630	630
Total Agland						9.270			630	630