



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:30:12  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660078903 <b>Parcel ID</b> 21N16E-23-1-00000-000-0000 <b>Cadastral ID</b> 23-21-16-00620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 320933 WINKLE, CLIFTON A & LEE A  14900 E 500 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 14900 E 500 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.65 - Acres <b>Sec/Twn/Rng</b> 23 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29220955 -95.56184689																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count	0		
Units Buildable	2		
Non-Ag Acres	4.647		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	202,424.00 x .40 = 80,560		
Factor Value			
Adjustments	1.0000		
Lot Value	80,560		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-17\IMG\_00; 10/17/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,248 / 2,770
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,248
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	746 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	423,187 152.78 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	306,885
Lot Value	80,560
Indicated Value	387,445 139.87 Per SqFt
Agland Value	
Site Improvements	39,908
Total Value	427,353 154.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.63	Total Misc Impr	+ 20,532
Roofing Adj	+ 4.79	Garage Cost	+ 33,883
Subfloor Adj	+ -3.75	Total RCN	= 414,709
Heat/Cool Adj	+ 16.31	Depreciation ( 26%)	- 107,824
Plumbing Adj	+ 9.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 306,885
Adj Base Cost	= 130.07	Lot Value	+ 80,560
Total Area	x 2,770	Indicated Value	= 387,445
Adjusted Cost	= 360,294	Value Per SqFt	139.87

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	93930		113	113	32.80		3,706
PRCH	SLAB PORCH - COVERED	93931	30x10		300	31.94		9,582



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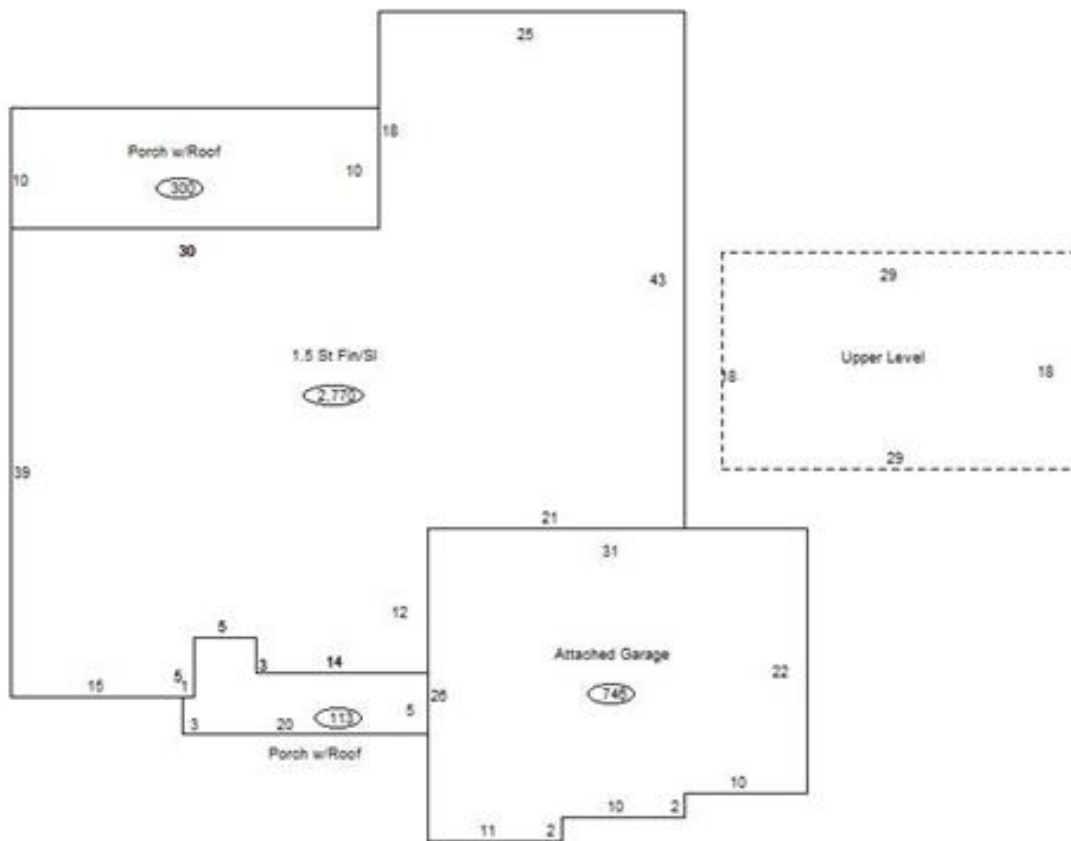
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### Sketch Image

660078903



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,248	1.232	2,770
2	G	1		13	Attached Garage	746	1.000	746
3	M	PRCH		13	SLBC	113	1.000	113
4	M	PRCH		13	SLBC	300	1.000	300
5	U	^UL	Overhang	13	Upper Level	522	1.000	522
<b>Total Building Area</b>						<b>2,248</b>		<b>2,770</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	2	Cond	Year	2017	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.84 x 1,200)		38,208		38,208	1,910	36,298
	LNT0	LEAN TO - ATTACHED	40x10x0			400	
	Qual		Cond	Year	2017	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.50 x 400)		3,800		3,800	190	3,610