



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:25:43
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Assessment Data					Primary Image																																																																																																																				
Account 660080402 Parcel ID 21N15E-26-1-00000-000-0000 Cadastral ID 26-21-15-01310 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 279432 SAMPLEY, CURTIS FRED & MARILYN 23252 S 4120 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 23252 S 4120 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 26 / 21 / 15 / 1 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27416101 -95.66974968 TR IN NE SE SE DESC AS BEG 117.01' S OF NE/C NE SE NE; S01 1715E 208.71'; S88.4245W 626.13'; N01.1715W 208.71'; N88.4245E 626 13' 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>9311</td> <td>R6 FOR NEW DET/GARAGE</td> <td>04/2005</td> <td>11/2005</td> <td>6,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9311	R6 FOR NEW DET/GARAGE	04/2005	11/2005	6,000																																																																																																						
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	439		
Site Improvements	10,010		
Total Value	10,449	0.00	Total Value Per SqFt

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
	UTIL	SHOP BUILDING	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 400)	12,512		12,512	2,502	10,010
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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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	



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Residential Data	
Type	6 Mobile Home 80 x 32
Condition	3.8 - Average
Quality	3.7 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,560 / 2,560
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 15

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	34.47	Total Misc Impr	+	0	
Roofing Adj	+ 2.97	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	118,272	
Heat/Cool Adj	+ 2.16	Depreciation (46%)	-	54,405	
Plumbing Adj	+ 6.60	Lump Sums	+	2,493	
Basement Adj	+ 0.00	RCNLD	=	66,360	
Adj Base Cost	= 46.20	Lot Value	+		
Total Area	x 2,560	Indicated Value	=	66,360	
Adjusted Cost	= 118,272	Value Per SqFt		25.92	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,360		
Lot Value			
Indicated Value	66,360	25.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	66,360	25.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	140119	16x10		160	28.33	45%	2,493



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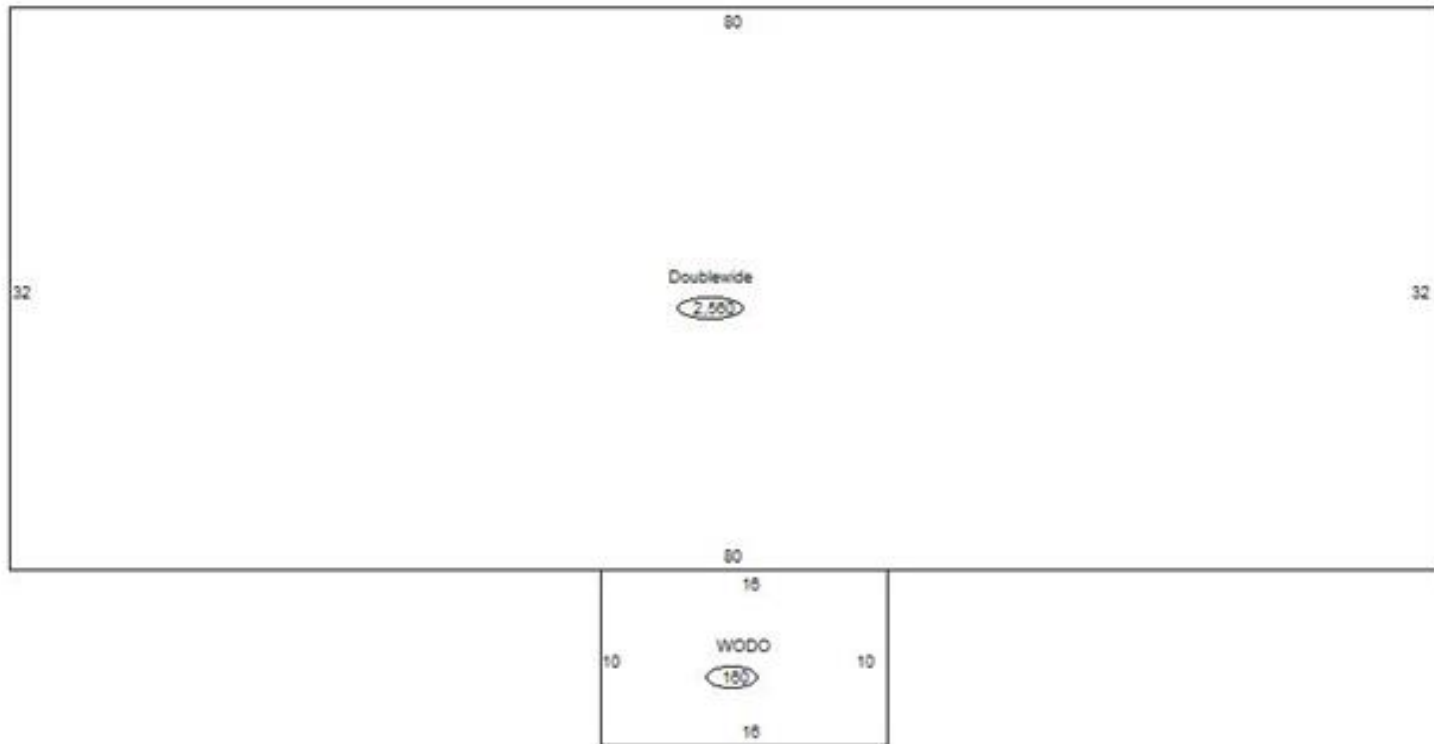
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,560	1.000	2,560
2	M	WODO		10	WODO	160	1.000	160
Total Building Area						2,560		2,560



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.200	85	85	102	102
TMBR Totals						1.200			102	102
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			1.800	187	187	337	337
NTV PST Totals						1.800			337	337
Total Agland						3.000			439	439