



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 660086129 Parcel ID 21N16E-14-3-00000-000-0000 Cadastral ID 14-21-16-06010 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 288602 CLYMA, RANDALL G & JAMIE RAE 21857 S 4170 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21857 S 4170 RD Subdivision Lot/Block / Parcel Size 33.79 - Acres Sec/Twn/Rng 14 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29551905 -95.57507334																																																																																																																									
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Stucco
Base/Total Area	3,920 / 5,461
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,920
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	1,017 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	108.76	Total Misc Impr	+ 57,114
Roofing Adj	+ 4.82	Garage Cost	+ 66,410
Subfloor Adj	+ -4.55	Total RCN	= 866,111
Heat/Cool Adj	+ 20.10	Depreciation (11%)	- 95,272
Plumbing Adj	+ 6.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 770,839
Adj Base Cost	= 135.98	Lot Value	+ 770,839
Total Area	x 5,461	Indicated Value	= 770,839
Adjusted Cost	= 742,587	Value Per SqFt	141.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	770,839		
Lot Value			
Indicated Value	770,839	141.15	Per SqFt
Agland Value	2,602		
Site Improvements	128,938		
Total Value	902,379	165.24	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	8,928.49		17,857
PRCH	SLAB PORCH - COVERED	105317	13x8		104	45.51		4,733
PRCH	SLAB PORCH - COVERED	105318	40x8		320	44.18		14,138
PRCH	SLAB PORCH - COVERED	105319	10x10		100	45.55		4,555
PRCH	SLAB PORCH - COVERED	105320	23x10		230	44.57		10,251
PRCH	SLAB PORCH - COVERED	105321	13x4		52	45.79		2,381
PRCH	SLAB PORCH - COVERED	105322	70		70	45.70		3,199



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GG	GAZEBO GOOD	0x0x0			1
	Qual	4	Cond 4	Year	2015	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (13,750.00 x 1)		13,750		13,750	13,750
	LT	LEAN-TO	0x0x0			720
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (2.92 x 720)		2,102		2,102	2,102
	UTIL	SHOP BUILDING	0x0x0			2,160
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (27.57 x 2,160)		59,551		59,551	59,551
	GRDT	GARAGE - DETACHED	0x0x0			864
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (27.24 x 864)		23,535		23,535	23,535
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (30,000.00 x 1)		30,000		30,000	30,000



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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	TMBR	51	0		3.000	92	92	275	275
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30	0		10.000	54	54	540	540
RS	ROUGH STONY LAND	TMBR	20	0		9.000	36	36	324	324
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67	0		4.000	121	121	482	482
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67	0		.790	121	121	95	95
TMBR Totals						26.790			1,716	1,716
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		4.000	122	122	490	490
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63	0		1.000	151	151	151	151
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51	0		2.000	122	122	245	245
NTV PST Totals						7.000			886	886
Total Agland						33.790			2,602	2,602