



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 07:14:50  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660087605 <b>Parcel ID</b> 20N16E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-20-16-02506 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 332488 MACNAUGHTON, SUSANA MERCEDES  25702 S RIVERBIRCH RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25702 S RIVERBIRCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.01 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 4 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-14\IMG 9/14/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23893423 -95.57056087 S 440' SE NW SE & N 364' E 400' SW SE.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 1	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,601 / 2,601
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,601
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	945 Attached Garage - Finished
Remodel	
Year/Eff Age	2006 / 15



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-14\IMG 9/14/2021

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	102.31	Total Misc Impr	+	20,230			
Roofing Adj	+ 4.48	Garage Cost	+	35,286			
Subfloor Adj	+ -2.14	Total RCN	=	380,121			
Heat/Cool Adj	+ 12.64	Depreciation ( 16%)	-	60,819			
Plumbing Adj	+ 7.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	319,302			
Adj Base Cost	= 124.80	Lot Value	+				
Total Area	x 2,601	Indicated Value	=	319,302			
Adjusted Cost	= 324,605	Value Per SqFt		122.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	319,302		
Lot Value			
Indicated Value	319,302	122.76	Per SqFt
Agland Value	1,922		
Site Improvements	99,771		
Total Value	420,995	161.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	107440	19x7		133	26.51		3,526
EPKS	Enclosed Porch - Kneewall Screen	107441	288		288	28.78		8,289
GENR	Generator - Residential Standby			1	1	2,800.00		2,800



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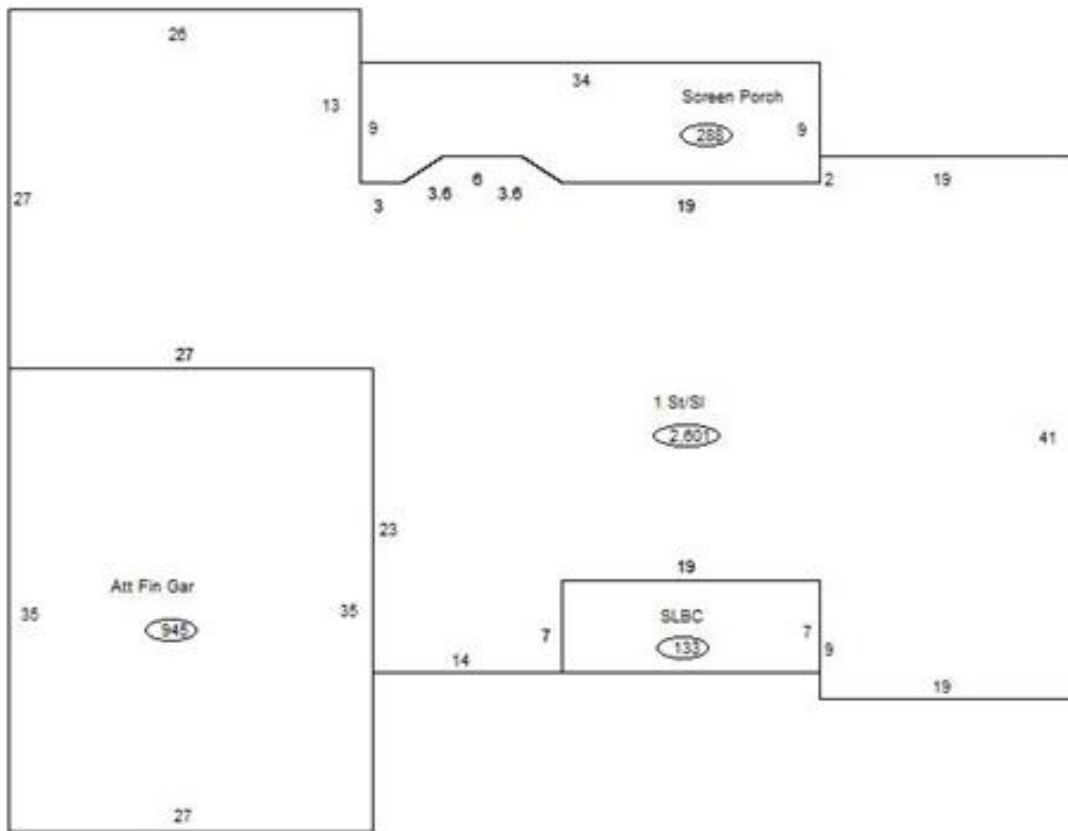
Date 04/18/2026

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### Sketch Image

660087605



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,601	1.000	2,601
2	G	5		13	Att Fin Gar	945	1.000	945
3	M	PRCH		13	SLBC	133	1.000	133
4	M	EPKS		13	Screen Porch	288	1.000	288
<b>Total Building Area</b>						2,601		2,601



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		32x45x15	Concrete	Formed Metal	1,440
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (35.45 x 1,440)	51,048		51,048	1,531	49,517

LNTO	Lean To - Attached		10x40x8	Dirt	Formed Metal	400
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.97 x 400)	3,988		3,988	758	3,230

UTIL	Utility Building		30x50x12	Concrete	Formed Metal	1,500
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (34.45 x 1,500)	51,675		51,675	4,651	47,024



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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	NTV PST	80			10.010	192	192	1,922	1,922
<b>NTV PST Totals</b>						10.010			1,922	1,922
<b>Total Agland</b>						10.010			1,922	1,922