



Rogers

Assessment Property Record Card for Tax Year 2026

Date provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:00:08
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Assessment Data					Primary Image																																																																																																																				
Account 660088732 Parcel ID 21N16E-13-1-00000-000-0000 Cadastral ID 13-21-16-00630 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 263422 DARBYSHIRE, RICHARD K & PATRICIA L 21288 S 4190 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21288 S 4190 RD Subdivision Lot/Block / Parcel Size 40.15 - Acres Sec/Twn/Rng 13 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30263035 -95.54555100																																																																																																																									
TR DESC AS BEG 300' S NE/C SE NE NE; S00.0004W 1719.3' TO SE/C SE NE; S89.4755W 1322.33' TO SW/C SE NE; N00.0024W 1212.16'; N89 5951E 220'; N04.4410W 645.71'; N49.5113E 220.58'; S00.0230E 278.40'; N89.4636E 387'; S0.0004E 150'; N89.4636E 315'; N00.0004E 110'; N89 4636E 285' TO POB. LESS TR 2024-002496 AS COMM SE/C					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>R7</td> <td>SPLIT - CHECK FOR IMPROV.</td> <td>09/2006</td> <td>12/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	SPLIT - CHECK FOR IMPROV.	09/2006	12/2006																																																																																																							
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Units-Buildable		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-12\IMG_000! 7/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 53

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	88.46	Total Misc Impr	+ 20,049				
Roofing Adj	+ 3.64	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 235,862				
Heat/Cool Adj	+ 10.30	Depreciation (61%)	- 143,876				
Plumbing Adj	+ 4.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 91,986				
Adj Base Cost	= 107.05	Lot Value	+ 0				
Total Area	x 2,016	Indicated Value	= 91,986				
Adjusted Cost	= 215,813	Value Per SqFt	45.63				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,986		
Lot Value			
Indicated Value	91,986	45.63	Per SqFt
Agland Value	7,102		
Site Improvements	615		
Total Value	99,703	49.46	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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	108175	20x12		240	54.01		12,962
PRCH	SLAB PORCH - COVERED	108176	24x5		120	20.92		2,510



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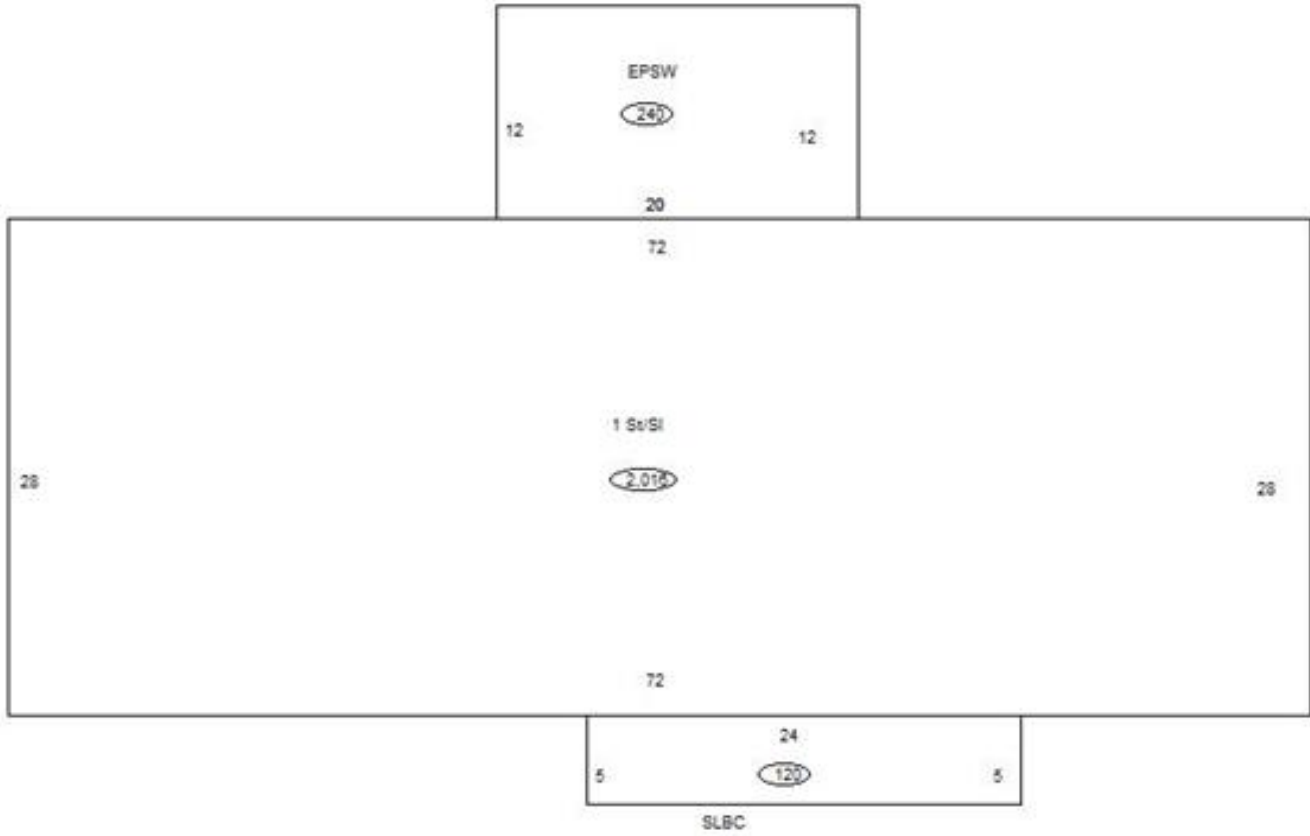
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,016	1.000	2,016
2	M	EPSW		10	EPSW	240	1.000	240
3	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			240
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (10.26 x 240)		2,462			2,462	1,847
						615
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (3.50 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (3.50 x)						



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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	NTV PST	51			18.766	122	122	2,297	2,297
NTV PST Totals						18.766			2,297	2,297
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			18.410	224	224	4,124	4,124
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.801	213	213	170	170
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			2.174	235	235	511	511
IMP PST Totals						21.384			4,805	4,805
Total Agland						40.150			7,102	7,102