



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:49:59
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Assessment Data					Primary Image																																																																																																																				
Account 660089250 Parcel ID 21N16E-25-2-00000-000-0000 Cadastral ID 25-21-16-02902 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 312953 HAYES, ROBERT E JR & TOSHA Y 23075 S 4180 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23075 S 4180 RD Subdivision Lot/Block / Parcel Size 2.52 - Acres Sec/Twn/Rng 25 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-03-14\IMG_0014.JPG 3/14/2019</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	2.52		
Non-Ag Acres	2.5278		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	110,111.00 x .56 = 62,097		
Factor Value			
Adjustments	1.0000		
Lot Value	62,097		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,766 / 1,766
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,766
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	229,234 129.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	218,959
Lot Value	62,097
Indicated Value	281,056 159.15 Per SqFt
Agland Value	
Site Improvements	
Total Value	281,056 159.15 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.49	Total Misc Impr	+ 3,969				
Roofing Adj	+ 4.82	Garage Cost	+ 15,015				
Subfloor Adj	+ -2.31	Total RCN	= 254,604				
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 35,645				
Plumbing Adj	+ 8.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 218,959				
Adj Base Cost	= 133.42	Lot Value	+ 62,097				
Total Area	x 1,766	Indicated Value	= 281,056				
Adjusted Cost	= 235,620	Value Per SqFt	159.15				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	109259	25x6		150	26.46		3,969



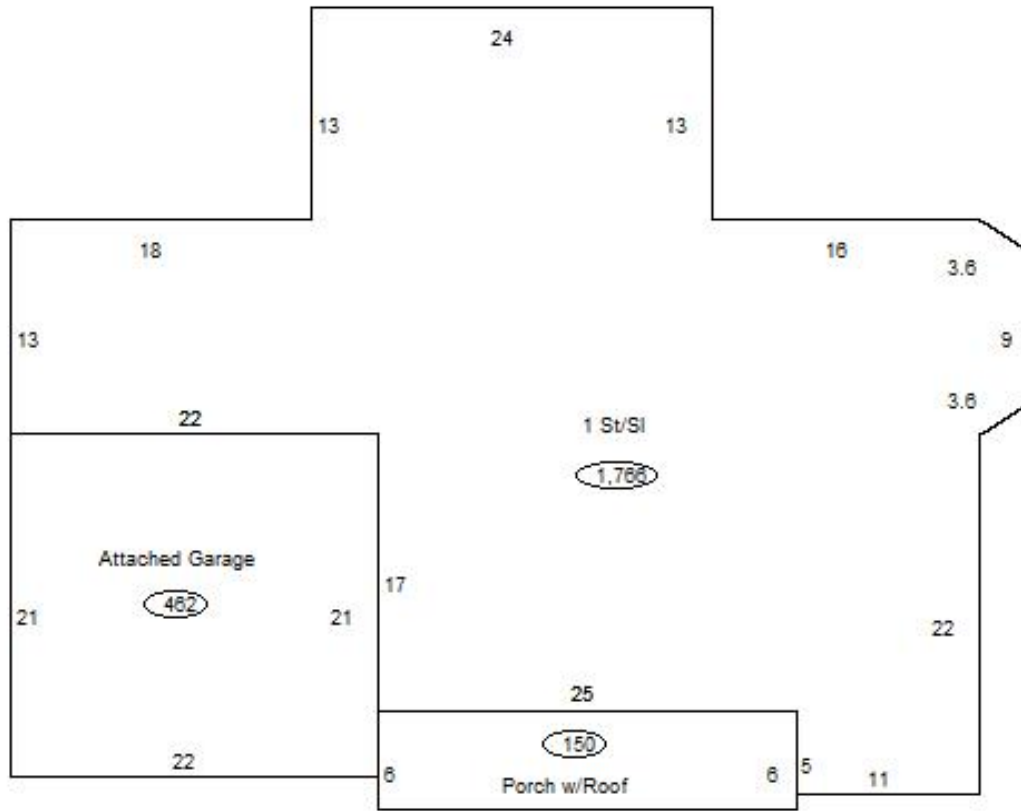
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,766	1.000	1,766
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,766		1,766



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				