



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	660089961								
Parcel ID	21N16E-13-4-00000-000-0000								
Cadastral ID	13-21-16-01720								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	335975								
DAVIS, MATTHEW ROSS &									
DAVIS, KATHYANNE B									
21506 S 4190 RD CLAREMORE OK 74019-0000									
Parcel Location					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-13\IMG_000! 7/13/2023				
Situs	21506 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	11.18 - Acres						
Sec/Twn/Rng	13 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.29939712 -95.55001830					Number	Description	Opened	Closed	Amount
TR DESC 2021-017987 AS COMM NE/C NW SE' S01.2648E 362.56' T OPOB; S01.2648E 40.22'; S89.3435W 593.57'; S44.4859W 11.56'; S89 1315W 389.81'; S89.0416W 357.27'; S85.4301W 275.02'; S77.0019W 198 63'; S79.1426W 108.55'; N82.4633W 84.50'; N65.1433W 72.31'; N430506W 121.91'; N02.5600W 320.02'; N88.2103E					R23 150	R24 NEW DTCH ACC BLDG 30X40	06/2023	09/2023	30,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	PHILLIPS, JAY BUFFINGTON	09/24/2021	355,000	YES
					/	PHILLIPS, JUNA M &	11/07/2019	0	WB
					/	PHILLIPS, JUNA M	07/03/2019	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2022	Land Value	139,232	139,232	11%	15,316	Assessed	27,898	2,316.93
Year Frozen	0	Improvements	121,774	114,373		12,582	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	261,006	253,605		27,898	Total Taxable	26,898	2,234.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660089961	DAVIS, MATTHEW ROSS &			5	246,219	1000	26,084	2,166.00
2024	2024-660089961	DAVIS, MATTHEW ROSS &			5	249,344	1000	26,428	2,205.00
2023	2023-660089961	DAVIS, MATTHEW ROSS &			5	355,000	1000	23,590	1,964.00
2022	2022-660089961	DAVIS, MATTHEW ROSS &			5	217,031	1000	22,874	1,903.00
2021	2021-660089961	DAVIS, MATTHEW ROSS &			5	67,812	1000	3,936	334.00
2020	2020-660089961	PHILLIPS, JAY BUFFINGTON			5	65,230	1000	3,546	300.00
2019	2019-660089961	PHILLIPS, JUNA M &			5	39,270	1000	3,320	288.00
2018	2018-660089961	PHILLIPS, JUNA M			5	45,946	1000	4,054	351.00
2017	2017-660089961	PHILLIPS, JUNA M			5	45,529	1000	4,008	327.00
2016	2016-660089961	PHILLIPS, JUNA M			5	44,199	1000	3,862	329.00
2015	2015-660089961	PHILLIPS, JUNA M			5	45,119	1000	3,963	335.00
2014	2014-660089961	PHILLIPS, JUNA M			5	48,469	1000	4,332	372.00
2013	2013-660089961	PHILLIPS, JUNA M			5	49,002	1000	4,390	382.00



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	11.3817	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	495,786.00 x .28 = 139,232	
Factor Value		
Adjustments	1.0000	
Lot Value	139,232	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,758 / 2,434
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 91



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	207,983	85.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	NewTest		
Comparables	2		
Indicated Value	388,080		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,681		
Lot Value	139,232		
Indicated Value	191,913	78.85	Per SqFt
Agland Value			
Site Improvements	42,893		
Total Value	234,806	96.47	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	74.74	Total Misc Impr	+ 11,795				
Roofing Adj	+ 2.84	Garage Cost	+ 9,872				
Subfloor Adj	+ 1.67	Total RCN	= 249,003				
Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 199,202				
Plumbing Adj	+ 3.85	Lump Sums	+ 2,880				
Basement Adj	+ 0.00	RCNLD	= 52,681				
Adj Base Cost	= 93.40	Lot Value	+ 139,232				
Total Area	x 2,434	Indicated Value	= 191,913				
Adjusted Cost	= 227,336	Value Per SqFt	78.85				

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
PRCH	SLAB PORCH - COVERED	142942	38x4		152	20.82		3,165
PRCH	SLAB PORCH - COVERED	142943	14x14		196	20.68		4,053
BALW	BALCONY - WOOD	142944	23x5		115	25.04		2,880



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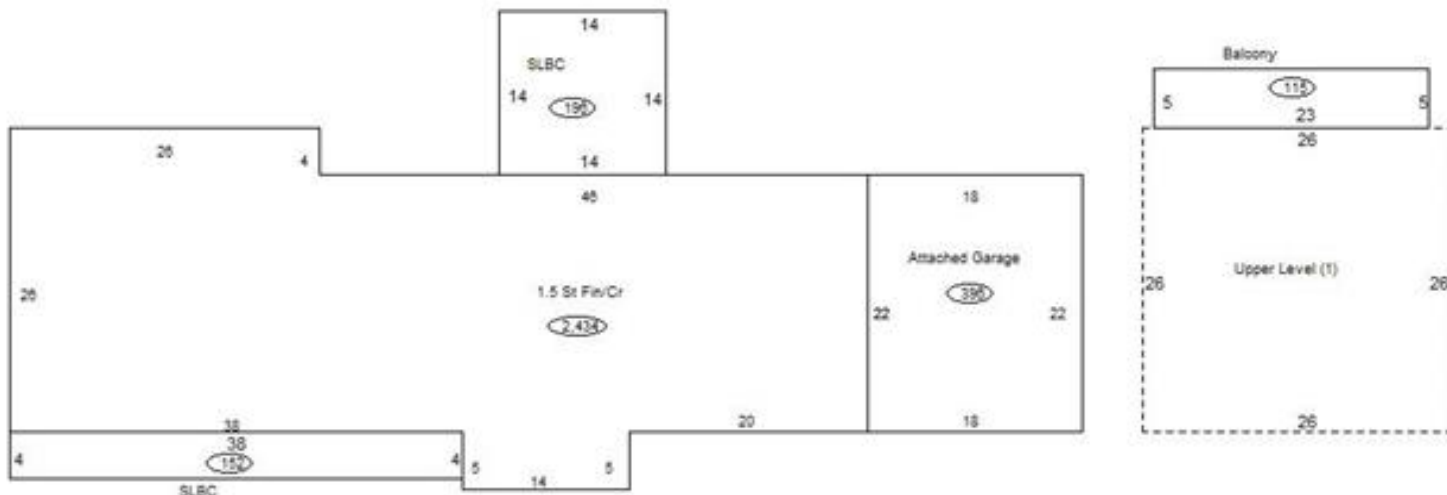
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,758	1.385	2,434
2	G	1		13	Attached Garage	396	1.000	396
3	U	^UL		13	Upper Level (1)	676	1.000	676
4	M	PRCH		13	SLBC	152	1.000	152
5	M	PRCH		13	SLBC	196	1.000	196
6	M	BALW		13	Balcony	115	1.000	115
Total Building Area						1,758		2,434



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Shop Building	30x40x0		Formed Metal	1,200		
	Qual	4	Cond	4	Year	2023	Eff Age	2
	Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (36.85 x 1,200)		44,220			44,220	1,327	42,893	
	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)								
	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)								



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Lot Data		Primary Image						
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								
Residential Data		GRM Approach						
Type	1 Single Family Residence	GRM Code						
Condition	2 - Fair	Gross Rent	0.00					
Quality	2 - Fair	Indicated Value						
Architecture		Multiple Regression						
Style	100% One Story	MRA Code	1 Test					
Exterior Wall	100% Frame, Siding, Wood	Adusted R	0.8445					
Base/Total Area	1,128 / 1,128	Indicated Value	57,163 50.68 Per SqFt					
Style	100% One Story	Direct Comparables						
HVAC		Selection Model	A Adam Test					
Roof Cover	1 Composition Shingle	Adjustment Model	NewTest					
Area on Slab	0	Comparables						
Fixture/RghIn	4 /	Indicated Value						
Bed/F/H Bath	1 / 2.0 /	Value Reconciliation						
Basement Area		Selected Approach	Cost Approach					
Garage Type		Improvements	26,200					
Remodel		Lot Value						
Year/Eff Age	1950 / 76	Indicated Value	26,200 23.23 Per SqFt					
Cost Approach		Agland Value						
Manual : 01/2025		Site Improvements						
Base Cost	92.65	Total Value	26,200 23.23 Total Value Per SqFt					
Roofing Adj	+ 4.16	Total Misc Impr	+ 0					
Subfloor Adj	+ 2.40	Garage Cost	+ 0					
Heat/Cool Adj	+ 0.00	Total RCN	= 116,917					
Plumbing Adj	+ 4.44	Depreciation (80%)	- 93,534					
Basement Adj	+ 0.00	Lump Sums	+ 2,817					
Adj Base Cost	= 103.65	RCNLD	= 26,200					
Total Area	x 1,128	Lot Value	+ 26,200					
Adjusted Cost	= 116,917	Indicated Value	= 26,200					
		Value Per SqFt	23.23					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
	WODO WOOD DECK - OPEN	145679	14x10		140	22.36	10%	2,817



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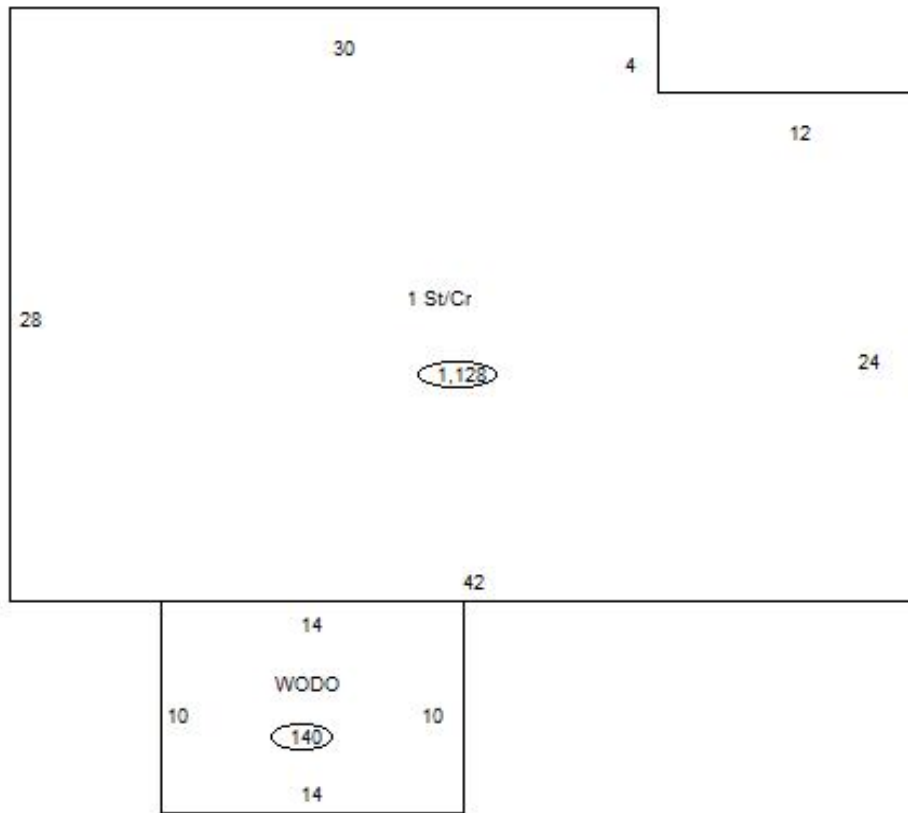
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,128	1.000	1,128
2	M	WODO		10	WODO	140	1.000	140
Total Building Area						1,128		1,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				