



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660094838 Parcel ID 21N16E-14-3-00000-000-0001 Cadastral ID 14-21-16-06020 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 332534 SPURLOCK, DAVID EUGENE 21977 S 4170 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21977 S 4170 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 14 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description W2 SW SW SW. Lat/Long: 36.29369482 -95.57844952																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 58



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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	89.07	Total Misc Impr	+ 2,266				
Roofing Adj	+ 4.16	Garage Cost	+ 0				
Subfloor Adj	+ 2.55	Total RCN	= 110,514				
Heat/Cool Adj	+ 0.00	Depreciation (65%)	- 71,834				
Plumbing Adj	+ 4.45	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 38,680				
Adj Base Cost	= 100.23	Lot Value	+ 0				
Total Area	x 1,080	Indicated Value	= 38,680				
Adjusted Cost	= 108,248	Value Per SqFt	35.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,680		
Lot Value			
Indicated Value	38,680	35.81	Per SqFt
Agland Value	708		
Site Improvements			
Total Value	39,388	36.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2015	1	0.00		
PRCH	SLAB PORCH - COVERED	33717	16x7		112	20.23		2,266



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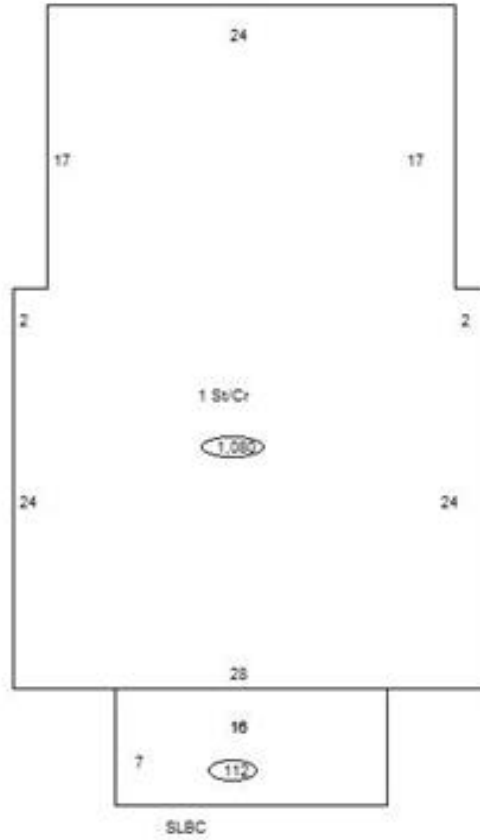
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Sketch Image

660094838



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,080	1.000	1,080
2	M	PRCH		10	SLBC	112	1.000	112
Total Building Area						1,080		1,080



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Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,054 / 2,054
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,054
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



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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	259,993	126.58	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.85	Total Misc Impr	+	12,720			
Roofing Adj	+ 4.67	Garage Cost	+	14,498			
Subfloor Adj	+ -2.19	Total RCN	=	297,278			
Heat/Cool Adj	+ 12.64	Depreciation (9%)	-	26,755			
Plumbing Adj	+ 9.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	270,523			
Adj Base Cost	= 131.48	Lot Value	+				
Total Area	x 2,054	Indicated Value	=	270,523			
Adjusted Cost	= 270,060	Value Per SqFt		131.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	270,523		
Lot Value			
Indicated Value	270,523	131.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	270,523	131.71	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
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	121821	14x10		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	121822	128		128	26.53		3,396



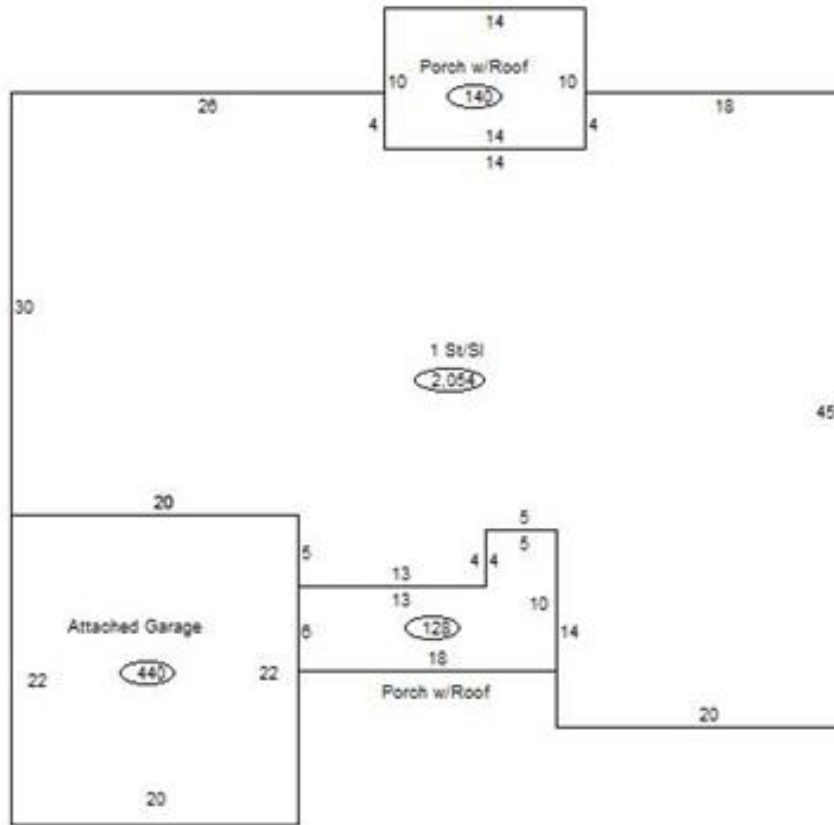
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Sketch Image

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Sketch Vector Information

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1	R	1	Slab	13	1 St/Sl	2,054	1.000	2,054
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	128	1.000	128
Total Building Area						2,054		2,054



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Agland Inventory

660094838

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			1.000	92	92	92	92
TMBR Totals						1.000			92	92
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.000	143	143	428	428
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67			1.000	188	188	188	188
IMP PST Totals						4.000			616	616
Total Agland						5.000			708	708