



# 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	660095349								
Parcel ID	21N16E-15-1-00000-000-0003								
Cadastral ID	15-21-16-04110								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	327253								
ENGEL, KEITH ROBERT & AMY BETH									
21350 S 4170 RD CLAREMORE OK 74019-0000									
<b>Parcel Location</b> Situs 21350 S 4170 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 15 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.30287908 -95.58153583					<b>Building Permits</b>				
1 AC TR IN NE DESC AS: BEG PT ON N/L BLOCK 1 CREST VIEW HEIGHTS 2ND A DIST 172.69'W OF NW/C LOT 2; S88-53-39W 234.35'; N01-06-21W 244.59'; S64-33-13E 261.99'; S01-06-21E 127.48' TO POB.					Number	Description	Opened	Closed	Amount
					R18 000341	R20- NEW 1200 SQ FT SFR	11/2018	03/2019	80,000
					R2015 10 1	R17-NEW 2243 SQ FT SFR	10/2015	08/2016	110,000
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	ENGEL, ANGEL D	03/20/2019		6
					2593/947	ENGEL, KEITH & ANGEL	07/28/2016		0 4
					2291/83	ENGEL, KARL	12/10/2012		0 4
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	38,111	26,247	11%	2,887	Assessed	18,458	1,532.94
Year Frozen	0	Improvements	193,752	141,550		15,571	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	231,863	167,797		18,458	Total Taxable	17,458	1,450.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660095349	ENGEL, KEITH ROBERT & AMY BETH			5	224,091	1000	16,920	1,405.00
2024	2024-660095349	ENGEL, KEITH ROBERT & AMY BETH			5	233,941	1000	16,399	1,368.00
2023	2023-660095349	ENGEL, KEITH ROBERT & AMY BETH			5	191,247	1000	15,892	1,323.00
2022	2022-660095349	ENGEL, KEITH ROBERT & AMY BETH			5	193,083	1000	15,400	1,281.00
2021	2021-660095349	ENGEL, KEITH ROBERT & AMY BETH			5	158,778	1000	14,922	1,266.00
2020	2020-660095349	ENGEL, KEITH ROBERT & AMY BETH			5	156,276	1000	14,459	1,224.00
2019	2019-660095349	ENGEL, KEITH			5	25,000	0	988	86.00
2018	2018-660095349	ENGEL, KEITH			5	25,000	0	941	82.00
2017	2017-660095349	ENGEL, KEITH			5	25,000	0	897	73.00
2016	2016-660095349	ENGEL, KEITH & ANGEL			5	25,000	0	854	73.00
2015	2015-660095349	ENGEL, KEITH & ANGEL			5	25,000	0	813	69.00
2014	2014-660095349	ENGEL, KEITH & ANGEL			5	25,000	0	775	67.00
2013	2013-660095349	ENGEL, KEITH & ANGEL			5	6,708	0	738	64.00



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.9942		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,308.00 x .88 = 38,111		
Factor Value			
Adjustments	1.0000		
Lot Value	38,111		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-28\IMG\_001 7/31/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,285 / 1,285
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,285
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	174,600 135.88 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	4
Indicated Value	215,520 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	193,752
Lot Value	38,111
Indicated Value	231,863 180.44 Per SqFt
Agland Value	
Site Improvements	
Total Value	231,863 180.44 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	118.56	Total Misc Impr	+	16,353
Roofing Adj	+ 5.15	Garage Cost	+	
Subfloor Adj	+ -2.43	Total RCN	=	203,950
Heat/Cool Adj	+ 12.64	Depreciation ( 5%)	-	10,198
Plumbing Adj	+ 12.07	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	193,752
Adj Base Cost	= 145.99	Lot Value	+	38,111
Total Area	x 1,285	Indicated Value	=	231,863
Adjusted Cost	= 187,597	Value Per SqFt		180.44

### 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	140644		329	329	25.90		8,521
PATO	SLAB PORCH - OPEN	140645	16x8		128	11.22		1,436
PATO	SLAB PORCH - OPEN	140646	10x4		40	11.48		459
PATO	SLAB PORCH - OPEN	140647	4x3		12	11.48		138
PATO	SLAB PORCH - OPEN	140648	4x4		16	11.48		184



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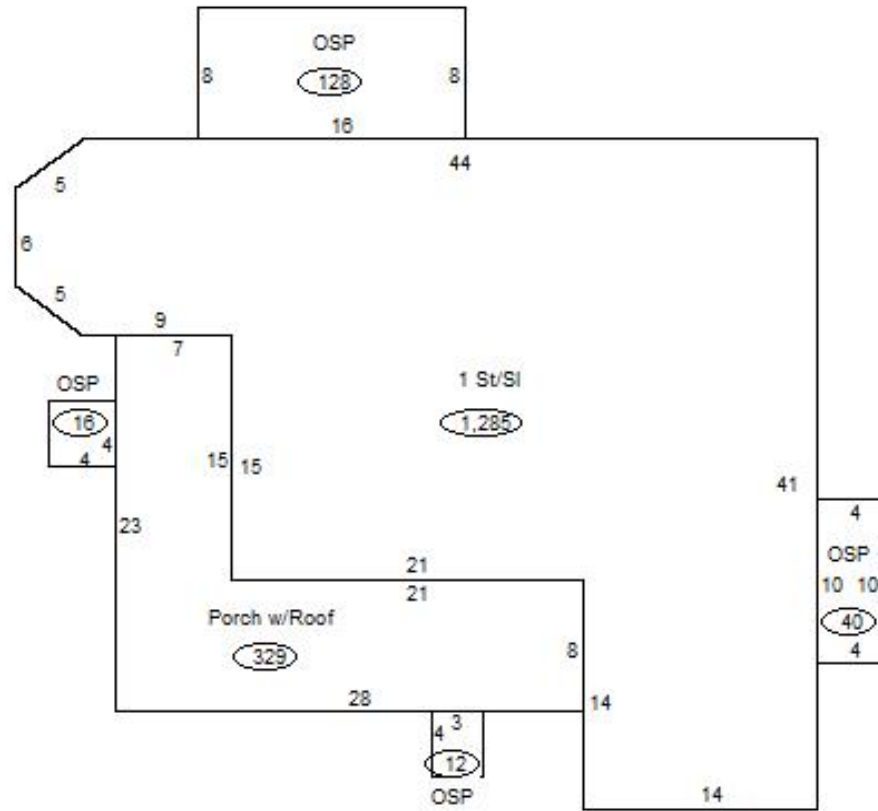
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,285	1.000	1,285
2	M	PRCH		13	SLBC	329	1.000	329
3	M	PATO		13	Open Slab	128	1.000	128
4	M	PATO		13	Open Slab	40	1.000	40
5	M	PATO		13	Open Slab	12	1.000	12
6	M	PATO		13	Open Slab	16	1.000	16
<b>Total Building Area</b>						1,285		1,285



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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	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				