



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:42:11
Page 1

Assessment Data					Primary Image																																																																																																											
Account 660096072 Parcel ID 21N16E-25-4-00000-000-0001 Cadastral ID 25-21-16-00810 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 275843 LEACH, BENNY JOE JR 15855 E 520 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15855 E 520 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 25 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.26520326 -95.54534021																																																																																																																
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	A Adam Test			
Year/Eff Age	/			Adjustment Model	NewTest			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	1,294			
Total Area	x	Indicated Value	= 0	Site Improvements	48,862			
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	50,156 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	10x20x0			200	
	Qual	3	Cond 3	Year	2019	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.26 x 200)		852			852	852	
	UTIL	SHOP BUILDING	0x0x0			2,520	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (26.66 x 2,520)		67,183			67,183	20,155	47,028
	STF	STG FAIR	0x0x0			280	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (4.68 x 280)		1,310			1,310	328	982



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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		\\tsclient\T\TOMMY DUNLAP\New folder (123)\IMG_0013.JPG 12/19/2022	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 78 x 28	Indicated Value	
Condition	4 - Good	Multiple Regression	
Quality	4 - Good	MRA Code	
Architecture	1DW EXCP DWIDE MH	Adusted R	
Style	100% Double Wide	Indicated Value	
Exterior Wall	100% Frame, Plywood or Hardboard	Direct Comparables	
Base/Total Area	2,184 / 2,184	Selection Model A Adam Test	
Style	100% Double Wide	Adjustment Model NewTest	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Cost Approach	
Bed/F/H Bath	/ /	Improvements 161,935	
Basement Area		Lot Value	
Garage Type		Indicated Value 161,935 74.15 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	2021 / 3	Site Improvements	
Cost Approach		Total Value 161,935 74.15 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	67.99	Total Misc Impr	+ 0
Roofing Adj	+ 3.38	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 181,949
Heat/Cool Adj	+ 2.77	Depreciation (11%)	- 20,014
Plumbing Adj	+ 9.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,935
Adj Base Cost	= 83.31	Lot Value	+ 0
Total Area	x 2,184	Indicated Value	= 161,935
Adjusted Cost	= 181,949	Value Per SqFt	74.15
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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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	14		10	Doublewide	2,184	1.000	2,184
Total Building Area						2,184		2,184



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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			1.500	122	122	184	184
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			7.500	142	142	1,062	1,062
RS	ROUGH STONY LAND	NTV PST	20			1.000	48	48	48	48
NTV PST Totals						10.000			1,294	1,294
Total Agland						10.000			1,294	1,294