



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:47:39
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096596 Parcel ID 21N16E-02-3-00000-000-0001 Cadastral ID 02-21-16-01620 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 312124 MCQUEEN, HEATHER M & RACHAEL R MCQUEEN 1201 N MILLER DR CLAREMORE OK 74017-0000 Parcel Location Situs 14075 E 480 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 2 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_003; 3/28/2023</p>																																																																																																												
Legal Description S2 SW SW SW. Lat/Long: 36.32226546 -95.57790035																																																																																																																	
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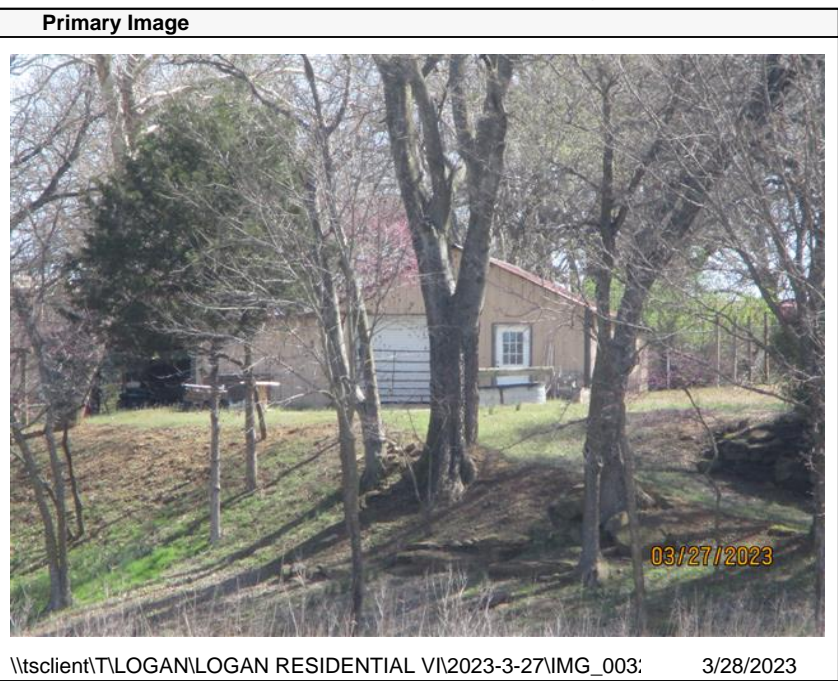
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Date 04/18/2026
 Time 08:47:40
 Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	927
Site Improvements	8,264
Total Value	9,191 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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 Time 08:47:40
 Page 3

660096596

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x28x0			672
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (16.00 x 672) 10,752		Modifier Total	RCN 10,752	Depr (35% Phys/ % Func) 3,763	RCNLD 6,989
	LT	LEAN-TO	24x28x0			672
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 672) 1,962		Modifier Total	RCN 1,962	Depr (35% Phys/ % Func) 687	RCNLD 1,275



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Time 08:47:40
Page 4

Agland Inventory

660096596

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VD	VERDIGRIS SILT LOAM	IMP PST	95			2.000	266	266	532	532
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47			3.000	132	132	395	395
IMP PST Totals						5.000			927	927
Total Agland						5.000			927	927