



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 660097853 Parcel ID 21N17E-17-2-00000-000-0007 Cadastral ID 17-21-17-00653 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 328998 HENDRIX, DANIEL CARLTON & NORMA 500 S LYNN RIGGS BLVD PMB 123 CLAREMORE OK 74017-0000 Parcel Location Situs 21385 S 4202 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 17 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																									
Legal Description Lat/Long: 36.30235170 -95.51956946 S2 NW SE NW.										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R17</td> <td>R17-SPLIT</td> <td>08/2015</td> <td>10/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-SPLIT	08/2015	10/2016																																																																																		
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.9846	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	217,129.00 x .35 = 76,042	
Factor Value		
Adjustments	1.0000	
Lot Value	76,042	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,452 / 2,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,452
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,580 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	517,278 210.96 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.31	Total Misc Impr	+ 54,774				
Roofing Adj	+ 5.83	Garage Cost	+ 89,918				
Subfloor Adj	+ -4.60	Total RCN	= 475,761				
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 38,061				
Plumbing Adj	+ 8.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 437,700				
Adj Base Cost	= 135.02	Lot Value	+ 76,042				
Total Area	x 2,452	Indicated Value	= 513,742				
Adjusted Cost	= 331,069	Value Per SqFt	209.52				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	437,700
Lot Value	76,042
Indicated Value	513,742 209.52 Per SqFt
Agland Value	
Site Improvements	62,051
Total Value	575,793 234.83 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	130963	1374		1,374	29.32		40,286



Rogers

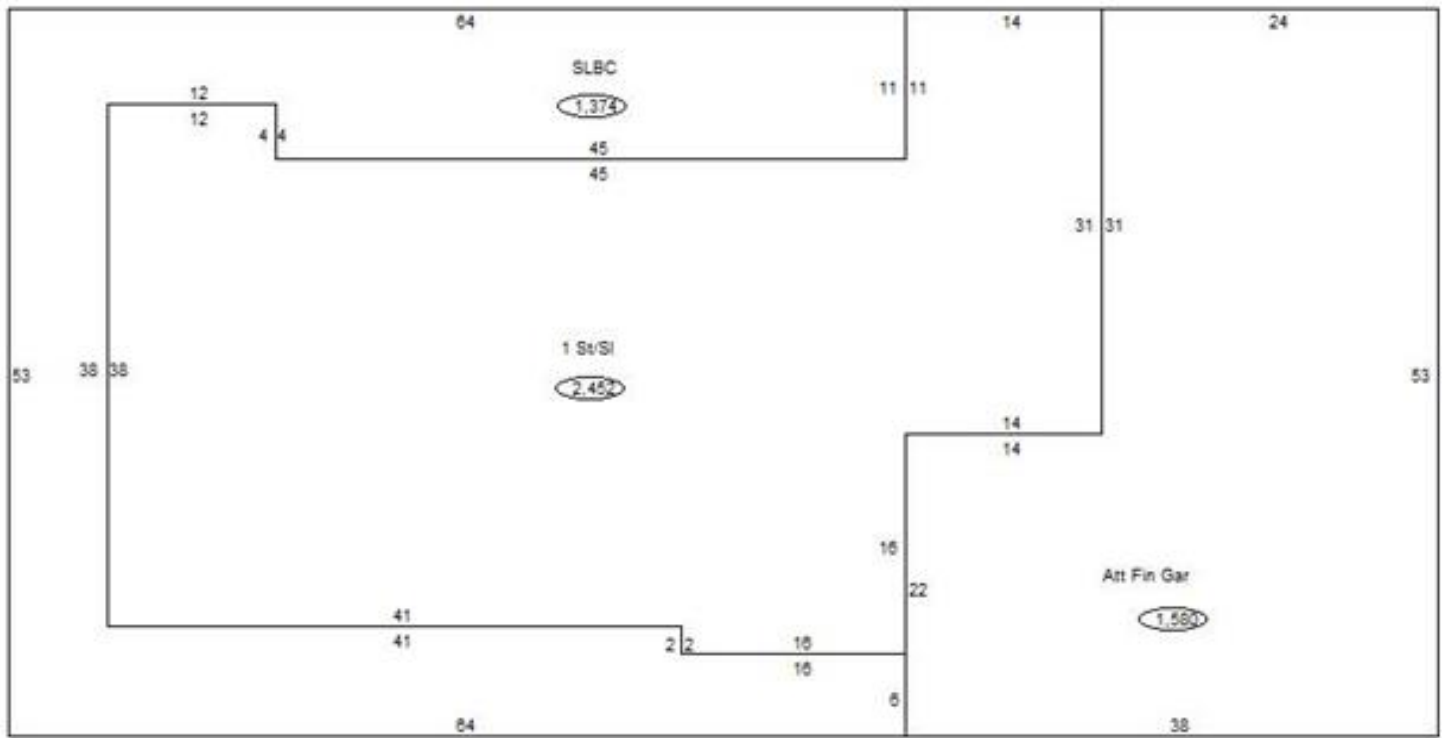
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Sketch Image

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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/SI	2,452	1.000	2,452
2	G	5		13	Att Fin Gar	1,580	1.000	1,580
3	M	PRCH		13	SLBC	1,374	1.000	1,374
Total Building Area						2,452		2,452



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GZBO	Gazebo	17x20x8	Concrete	Composition Shingle	340
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (31.02 x 340)		10,547	10,547	2,848	7,699
	UTIL	Utility Building	30x50x8	Concrete	Composition Shingle	1,500
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (38.58 x 1,500)		57,870	57,870	8,681	49,189
	LNT0	LEAN TO - ATTACHED	12x50x8	Concrete	Composition Shingle	600
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (12.96 x 600)		7,776	7,776	3,344	4,432
	GRNR	Greenhouse - Residential	8x18x8	Plank		144
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (7.36 x 144)		1,060	1,060	329	731