



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:15:29
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Assessment Data					Primary Image																																																																																												
Account 660098976 Parcel ID 000000-00-0-00408-001-0001 Cadastral ID 12-21-16-03600 Property Type REAL - Real Property Property Class SCH VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 309499 JUSTUS-TIAWAH PUBLIC SCHOOL/C009 14902 E SCHOOL RD CLAREMORE OK 74019-0000 Parcel Location Situs E HWY 20 Subdivision JUSTUS TIAWAH ADDITION Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660098976_001.JPG 1/23/2026</p>																																																																																												
Legal Description Lot/Long: 36.30832664 -95.55978297																																																																																																	
LOT 1 BLOCK 1 JUSTUS TIAWAH ADDITION					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																			
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size	0	0						
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				660098976_001.JPG				
Type				1/23/2026				
Condition	-			GRM Approach				
Quality	-			GRM Code				
Architecture				Gross Rent 0.00				
Style				Indicated Value				
Exterior Wall				Multiple Regression				
Base/Total Area /				MRA Code				
Style				Adusted R				
HVAC				Indicated Value				
Roof Cover				Direct Comparables				
Area on Slab				Selection Model A Adam Test				
Fixture/RghIn /				Adjustment Model NewTest				
Bed/F/H Bath / /				Comparables				
Basement Area				Indicated Value				
Garage Type				Value Reconciliation				
Remodel				Selected Approach Correlated Value				
Year/Eff Age /				Improvements				
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+	0	Lot Value			
Roofing Adj	+ 0.00	Garage Cost	+		Indicated Value			
Subfloor Adj	+ 0.00	Total RCN	=	0	Agland Value	324	0.00	Per SqFt
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	Site Improvements			
Plumbing Adj	+ 0.00	Lump Sums	+	0	Total Value	324	0.00	Total Value Per SqFt
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> Image Information Image ID Image Date Name Description </div>
Cost Approach Manual Date 01/2025 Total Building Area 20,550 Total Base Value 2,614,577 Modifier Value Misc Improvements 32,459 Replacement Cost New 2,647,036 Phys/Func Depreciation Loss () RCN Less Phys/Func 2,620,566 Economic Depreciation RCNLD (All Sources) 2,620,566 Depreciated Improvements Outbuilding Value 100,629 Total Improvement Value 2,721,195 Land Value Cost Approach Value 2,721,195 132.42/SqFt	
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	



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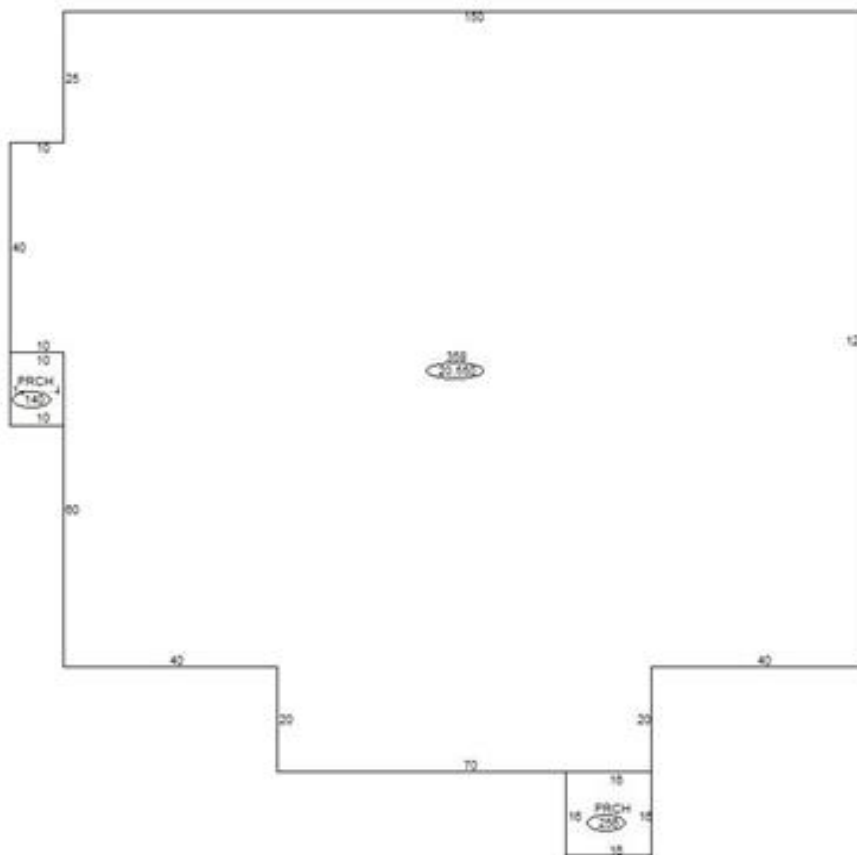
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	358		25	358	20,550	1.000	20,550
2	M	PRCH		25	PRCH	256	1.000	256
3	M	PRCH		25	PRCH	140	1.000	140
Total Building Area						20,550		20,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		29,510
	Qual 4	Cond 4	Year 2025	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.41 x 29,510)			100,629			100,629
Total Site Improvement Value						100,629



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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
SO	SOGN SOILS	NTV PST	15			9.000	36	36	324	324
NTV PST Totals						9.000			324	324
Total Agland						9.000			324	324