



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:17:37
Page 1

Assessment Data					Primary Image				
Account	660099240								
Parcel ID	21N17E-09-1-00000-000-0099								
Cadastral ID	09-21-17-00220								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	300142								
FERGUSON, ROBERT S									
20284 S 4220 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20284 S 4220 RD								
Subdivision									
Lot/Block	/	Parcel Size	35.99 - Acres						
Sec/Twn/Rng	9 / 21 / 17 / 1								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.31672824 -95.49199002									
TR COMM AT NE/C E2 NE; S00.1250W 1574' TO POB; N89.3950W 27 30'; CURVE RIGHT RADIUS 415' ARC 121.73' DELTA 16.4823; N66 5127W 490.54'; N65.5622W 115.20'; CURVE RIGHT RADIUS 320' ARC 120.82' DELTA 21.38'; N44.1822W 93.90'; N47.45W 71.34'; CURVE LEFT RADIUS 380'; ARC 189.66' DELTA 28.3548; N76.2145W 28.35';									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R20- NEW SHOP	12/2019	02/2020						
R18	R19-SPLIT	07/2016	10/2018						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2533/362	HUTCHISON, C R	03/02/2016	166,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2017	Land Value	5,224	5,224	11%	575	Assessed	6,922	680.57
Year Frozen	0	Improvements	32,512	32,154		3,537	Penalty	0	
Uncapped Value	0	Mobile Home	25,547	25,547		2,810	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	63,283	62,925		6,922	Total Taxable	5,922	592.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099240	FERGUSON, ROBERT S	94	64,242	1000	5,721	572.00		
2024	2024-660099240	FERGUSON, ROBERT S	94	59,314	1000	5,525	594.00		
2023	2023-660099240	FERGUSON, ROBERT S	94	58,274	1000	5,410	594.00		
2022	2022-660099240	FERGUSON, ROBERT S	94	59,371	1000	5,532	613.00		
2021	2021-660099240	FERGUSON, ROBERT S	94	172,907	1000	18,020	1,893.00		
2020	2020-660099240	FERGUSON, ROBERT S	94	173,127	1000	18,044	1,891.00		
2019	2019-660099240	FERGUSON, ROBERT S	94	30,748	1000	2,383	257.00		
2018	2018-660099240	FERGUSON, ROBERT S	94	6,047	665		9.00		
2017	2017-660099240	FERGUSON, ROBERT S	94	6,050	0	666	68.00		
2016	2016-660099240	FERGUSON, ROBERT S	94	6,049	0	665	68.00		



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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\VRANDY\RANDY VISUAL INSPECTION\2021-4-15\IMG_ 4/16/2021	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 36 x 12	Indicated Value	
Condition	3.5 - Average	Multiple Regression	
Quality	3.8 - Average	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Single Wide	Indicated Value	
Exterior Wall	100% Frame, Plywood or Hardboard	Direct Comparables	
Base/Total Area	432 / 432	Selection Model 1 Res	
Style	100% Single Wide	Adjustment Model A2 AO Test	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	14 Metal, Ribbed	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Cost Approach	
Bed/F/H Bath	/ /	Improvements 25,547	
Basement Area		Lot Value	
Garage Type		Indicated Value 25,547 59.14 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	2009 / 12	Site Improvements	
Cost Approach		Total Value 25,547 59.14 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	46.81	Total Misc Impr	+ 0
Roofing Adj	+ 4.16	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 45,619
Heat/Cool Adj	+ 13.19	Depreciation (44%)	- 20,072
Plumbing Adj	+ 41.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,547
Adj Base Cost	= 105.60	Lot Value	+ 0
Total Area	x 432	Indicated Value	= 25,547
Adjusted Cost	= 45,619	Value Per SqFt	59.14
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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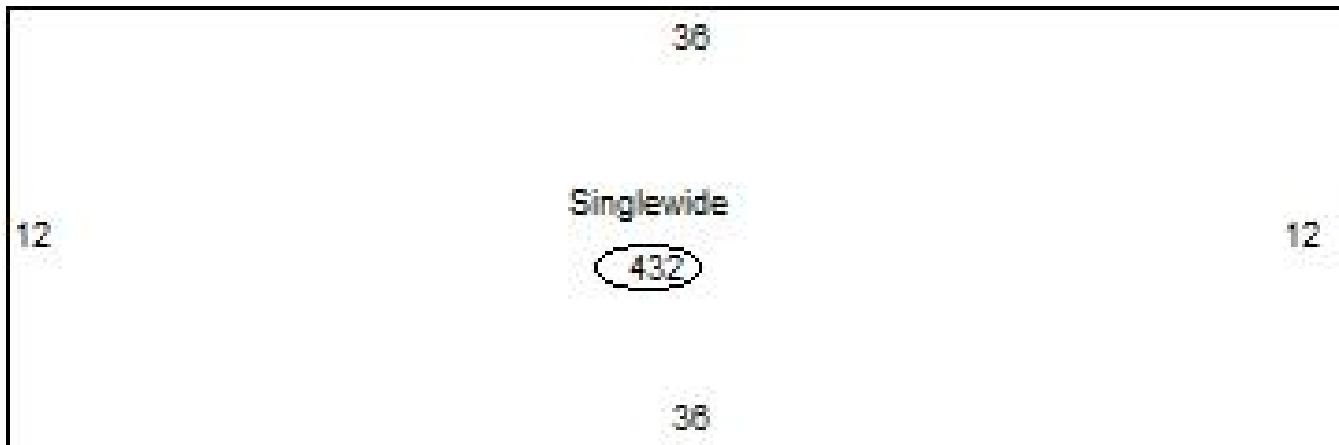
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Sketch Image

660099240



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	432	1.000	432
Total Building Area						432		432



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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			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	958908
Total Building Area	1,600	Image Date	5/19/2021
Total Base Value	32,512	Name	IMG_0010.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	32,512		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	32,512		
Economic Depreciation			
RCNLD (All Sources)	32,512		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	32,512		
Land Value			
Cost Approach Value	32,512 20.32/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	32,512 20.32/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account 660099240
Parcel ID 21N17E-09-1-00000-000-0099
Cadastral ID 09-21-17-00220

Tax Area Code 94
Property Class RA
Owners Name FERGUSON, ROBERT S

Building Data

Building ID 4579
Building Sequence 1
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,600
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2019
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 5.91
Wall Cost 0.00
HVAC Cost 14.41
Basement Cost 0.00
Total Base Cost 20.32
Total Area 1,600
Base RCN 32,512
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 32,512
Physical Depreciation
Functional Depreciation
Total Depreciation
Total RCNLD 32,512
Lump Sums
Total Building Value 32,512 \$ 20.32 Per SqFt



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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
RS	ROUGH STONY LAND	NTV PST	20			4.990	48	48	240	240
NTV PST Totals						4.990			240	240
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			7.000	143	143	1,000	1,000
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			17.000	165	165	2,808	2,808
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.000	168	168	1,176	1,176
IMP PST Totals						31.000			4,984	4,984
Total Agland						35.990			5,224	5,224