



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 660099454 Parcel ID 21N17E-35-3-00000-000-0099 Cadastral ID 35-21-17-00311 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 95 - MAYES/TRI-DISTRICT FIRE Name ID 348596 BISWELL, JOHNNY L REVOC TRUST & JEFFREY TYLER SANDERS PO BOX 1233 CLAREMORE OK 74018-0000 Parcel Location Situs 24811 S 4230 RD Subdivision Lot/Block / Parcel Size 79.06 - Acres Sec/Twn/Rng 35 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S032 - MAYES SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.25113128 -95.46687216										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>07/2016</td> <td>10/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-SPLIT	07/2016	10/2016																																																																										
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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			660099454_001.JPG 12/15/2025					
Adjustments			GRM Approach					
Lot Value			GRM Code					
Residential Data			Gross Rent 0.00					
Type			Indicated Value					
Condition	-		Multiple Regression					
Quality	-		MRA Code					
Architecture			Adusted R					
Style			Indicated Value					
Exterior Wall			Direct Comparables					
Base/Total Area /			Selection Model 1 Res					
Style			Adjustment Model A2 AO Test					
HVAC			Comparables					
Roof Cover			Indicated Value					
Area on Slab			Value Reconciliation					
Fixture/RghIn /			Selected Approach Cost Approach					
Bed/F/H Bath / /			Improvements					
Basement Area			Lot Value					
Garage Type			Indicated Value 0.00 Per SqFt					
Remodel			Agland Value 5,476					
Year/Eff Age /			Site Improvements 78,031					
Cost Approach			Total Value 83,507 0.00 Total Value Per SqFt					
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+		0			
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
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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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	50x36x10	Gravel	Formed Metal	1,800
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (22.20 x 1,800)	39,960		39,960	5,994	33,966
	UTIL	Utility Building	50x35x10	Concrete	Formed Metal	1,750
	Qual	2	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (28.49 x 1,750)	49,858		49,858	7,479	42,379
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (19.51 x 160)	3,122		3,122	1,436	1,686



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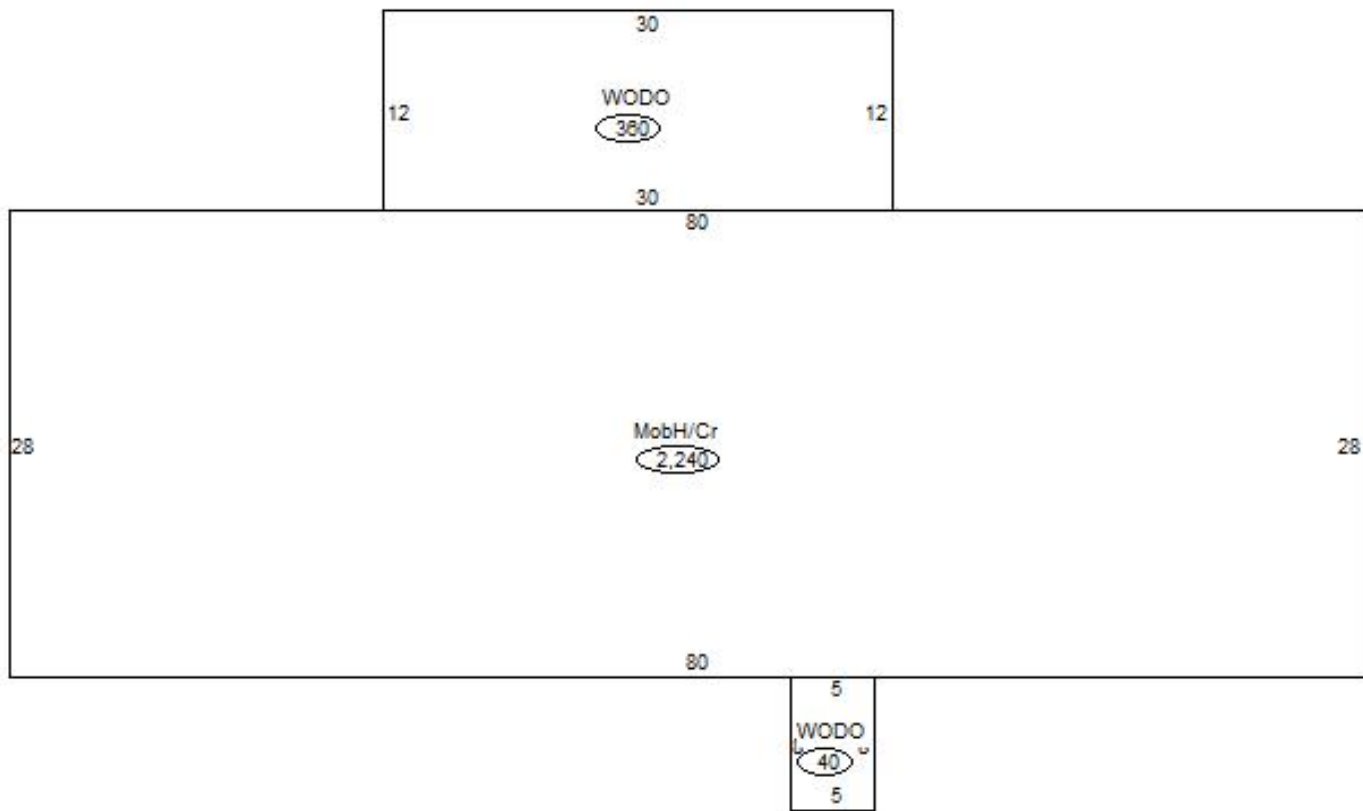
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	13	MobH/Cr	2,240	1.000	2,240
2	M	WODO		13	WODO	360	1.000	360
3	M	WODO		13	WODO	40	1.000	40
Total Building Area						2,240		2,240



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			12.565	54	54	679	679
CO	COLLINSVILLE STONY LOAM	TMBR	22			12.726	40	40	504	504
CO	COLLINSVILLE STONY LOAM	NTV PST	22			41.141	53	53	2,172	2,172
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			12.628	168	168	2,121	2,121
IMP PST Totals						79.060			5,476	5,476
Total Agland						79.060			5,476	5,476