



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:19:29
Page 1

Assessment Data					Primary Image																																																																																												
Account 660099467 Parcel ID 21N16E-01-2-00000-000-0099 Cadastral ID 01-21-16-01510 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 318809 STEPHENS, TAYLOR NICOLE 15412 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15412 E 470 RD Subdivision Lot/Block / Parcel Size 2.01 - Acres Sec/Twn/Rng 1 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.33492297 -95.55376082																																																																																																	
S 1 AC W 5.065 AC NE 10.13 AC LOT 3 & TR DESC 2023-008056 AS COMM NW/C E2 GOVT LOT 3; S01.1621E 404.15' TO POB; S01.1621E 134.97'; N88.1704E 330.34'; N01.1741W 134.97'; S88.1703W 330.29' TO POB.					Building Permits																																																																																												
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.9569		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	85,244.00 x .66 = 56,674		
Factor Value			
Adjustments	1.0000		
Lot Value	56,674		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_004! 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	2,326 / 2,326
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,326
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.0 / 1.0
Basement Area	
Garage Type	703 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	338,035	145.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	102.92	Total Misc Impr	+ 7,645
Roofing Adj	+ 5.22	Garage Cost	+ 26,257
Subfloor Adj	+ -3.40	Total RCN	= 333,537
Heat/Cool Adj	+ 14.47	Depreciation (7%)	- 23,348
Plumbing Adj	+ 9.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 310,189
Adj Base Cost	= 128.82	Lot Value	+ 56,674
Total Area	x 2,326	Indicated Value	= 366,863
Adjusted Cost	= 299,635	Value Per SqFt	157.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	310,189		
Lot Value	56,674		
Indicated Value	366,863	157.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	366,863	157.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136654	16x12		192	28.83		5,535
PRCH	SLAB PORCH - COVERED	136655	12x6		72	29.30		2,110



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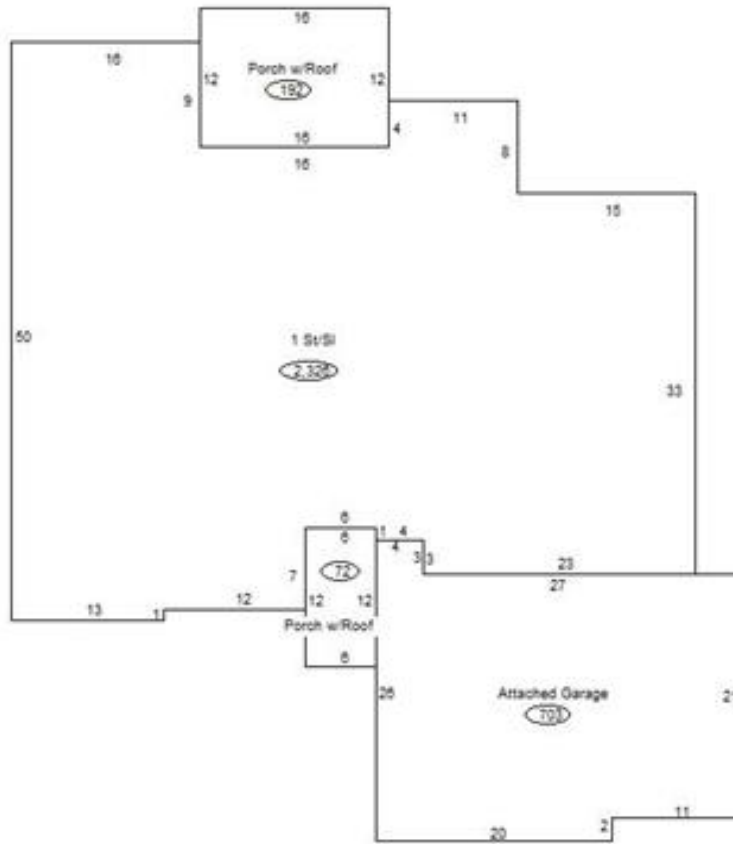
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Sketch Image

660099467



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,326	1.000	2,326
2	G	1		10	Attached Garage	703	1.000	703
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	72	1.000	72
Total Building Area						2,326		2,326