



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:26:11
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Assessment Data					Primary Image																																																																											
Account 660099923 Parcel ID 21N16E-01-1-00000-000-0096 Cadastral ID 01-21-16-00831 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 320066 KELSEY, RICHARD 19642 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19642 S 4190 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 1 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_005; 2/22/2023</p>																																																																											
Legal Description Lat/Long: 36.32818825 -95.54532511																																																																																
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_005; 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,828 / 4,242
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,828
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	702 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	100.44	Total Misc Impr	+ 18,309	Garage Cost	+ 34,124	Total RCN	= 589,428
Roofing Adj	+ 4.06	Depreciation (5%)	- 29,471	Lump Sums	+ 13,592	RCNLD	= 573,549
Subfloor Adj	+ -2.92	Lot Value	+ 573,549	Indicated Value	= 573,549	Value Per SqFt	135.21
Heat/Cool Adj	+ 17.38						
Plumbing Adj	+ 7.63						
Basement Adj	+ 0.00						
Adj Base Cost	= 126.59						
Total Area	x 4,242						
Adjusted Cost	= 536,995						

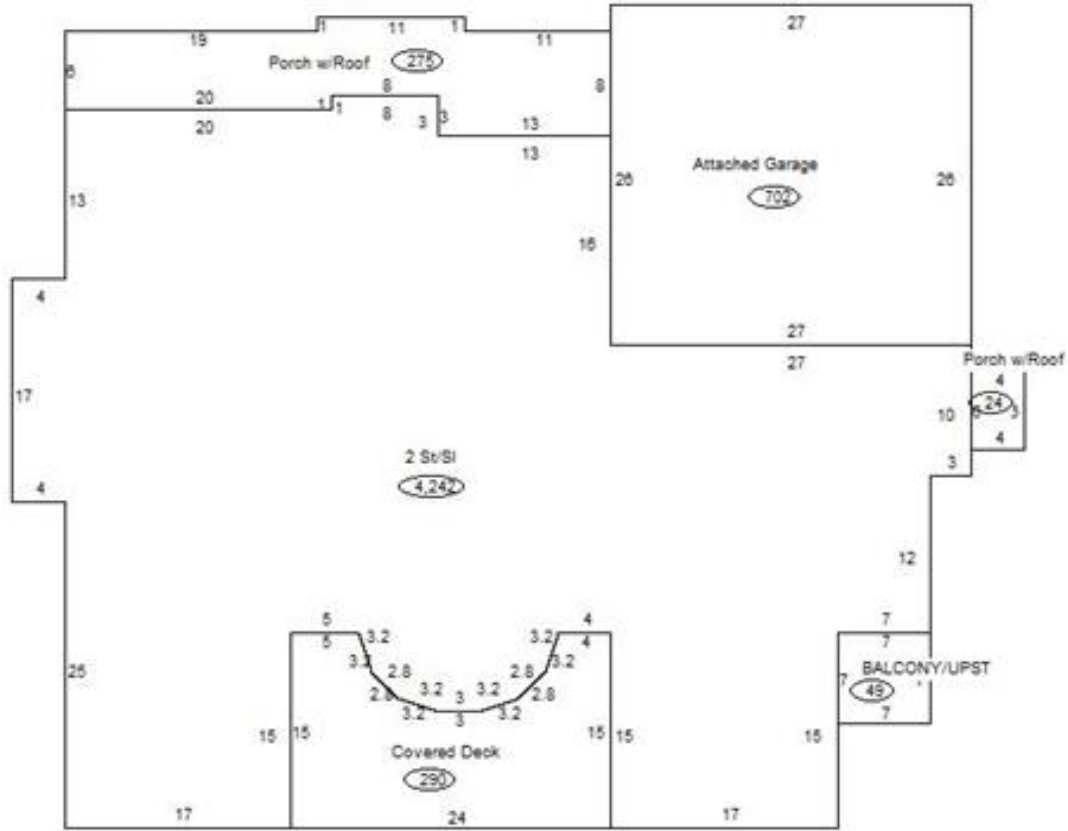
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	573,549		
Lot Value			
Indicated Value	573,549	135.21	Per SqFt
Agland Value	2,376		
Site Improvements			
Total Value	575,925	135.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
WODC	WOOD DECK - COVERED	144677		290	290	40.58		11,768
PRCH	SLAB PORCH - COVERED	144678		275	275	35.31		9,710
PRCH	SLAB PORCH - COVERED	144679		6x4	24	36.60		878
BALW	BALCONY - WOOD	144680		7x7	49	37.23		1,824



Sketch Image

66009923



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	2,828	1.500	4,242
2	G	1		13	Attached Garage	702	1.000	702
3	M	WODC		13	WODC	290	1.000	290
4	M	PRCH		13	SLBC	275	1.000	275
5	M	PRCH		13	SLBC	24	1.000	24
6	M	BALW		13	Balcony	49	1.000	49
Total Building Area						2,828		4,242



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.000	122	122	612	612
CO	COLLINSVILLE STONY LOAM	NTV PST	22			2.500	53	53	132	132
CO	COLLINSVILLE STONY LOAM	NTV PST	22			4.000	53	53	211	211
NTV PST Totals						11.500			955	955
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			2.500	165	165	413	413
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			6.000	168	168	1,008	1,008
IMP PST Totals						8.500			1,421	1,421
Total Agland						20.000			2,376	2,376