



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660100114 <b>Parcel ID</b> 21N17E-09-2-00000-000-0099 <b>Cadastral ID</b> 09-21-17-00620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 320961 WATTS FAMILY LLC  PO BOX 2922 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 18307 E HWY 20 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 18.48 - Acres <b>Sec/Twn/Rng</b> 9 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660100114_001.JPG 11/24/2025</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.31293165 -95.50165138 W2 NE SW LESS S 100' FOR HWY 20 ROW 966-425.																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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>R18</td> <td>R19-SPLIT</td> <td>05/2017</td> <td>04/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R19-SPLIT	05/2017	04/2024																																																													
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 3 UNPLATTED (UNITS BUILDABLE)</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
<b>Cost Approach</b>	<b>Image Information</b>
<p>Manual Date 01/2025</p> <p>Total Building Area 5,820</p> <p>Total Base Value 766,861</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 766,861</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 746,167</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 746,167</p> <p>Depreciated Improvements 66,480</p> <p>Outbuilding Value 18,750</p> <p>Total Improvement Value 831,397</p> <p>Land Value</p> <p>Cost Approach Value 831,397 142.85/SqFt</p>	<p>Image ID 1118300</p> <p>Image Date 11/24/2025</p> <p>Name 001.JPG</p> <p>Description 660100114_001.JPG</p>
<b>Income Approach</b>	<b>Value Reconciliation</b>
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 18,750</p> <p>Land Value</p> <p>Total Appraised Value 833,081 143.14/SqFt</p>



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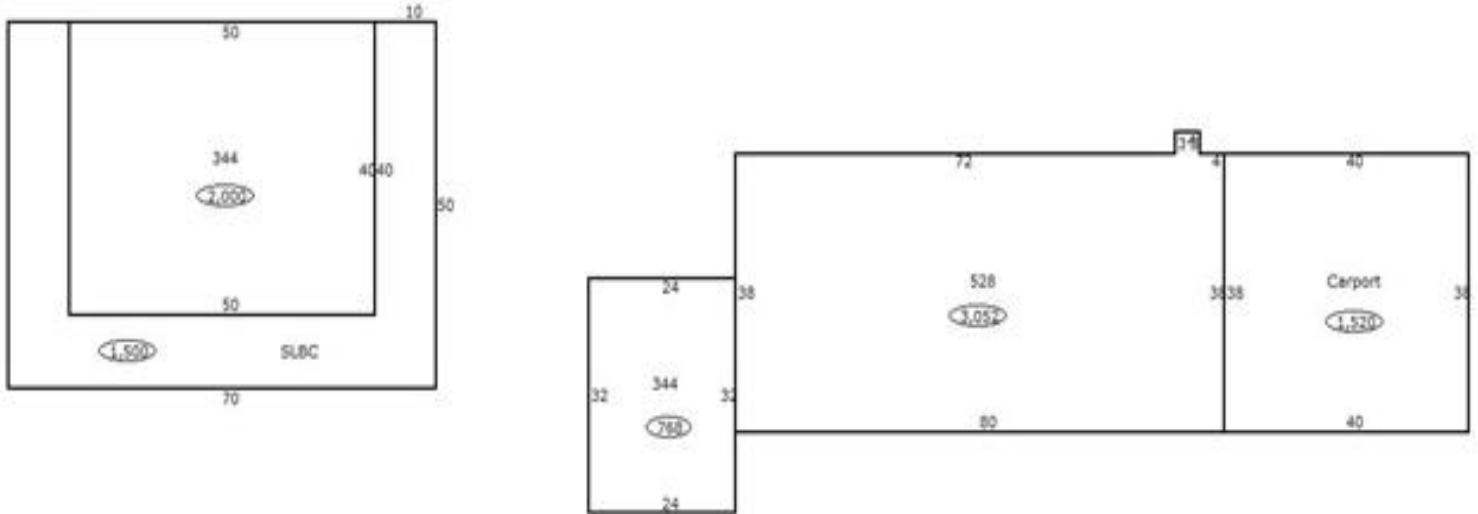
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### Sketch Image

660100114



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	2,000	1.000	2,000
2	M	PRCH		20	SLBC	1,500	1.000	1,500
3	C	528		20	528	3,052	1.000	3,052
4	M	CPDT		20	Carport	1,520	1.000	1,520
5	C	344		20	344	768	1.000	768
<b>Total Building Area</b>						<b>5,820</b>		<b>5,820</b>



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Account 660100114  
 Parcel ID 21N17E-09-2-00000-000-0099  
 Cadastral ID 09-21-17-00620

Tax Area Code 94  
 Property Class RA  
 Owners Name WATTS FAMILY LLC

### Building Data

Building ID 4507  
 Building Sequence 1  
 Occupancy 1 344 Office Building 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 2,000  
 Average Perimeter 180  
 Number Of Storys 1.00  
 Average Wall Ht 10.00  
 Year Built 2019  
 Effective Age 3  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 4 - Good  
 Condition 4 - Good  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 7 - Package Unit  
 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 IMG\_0019.JPG  
 Image Date 10/16/2019  
 Image Name IMG\_0019.JPG  
 Description \\tsclient\C\TOMS PC PICS\2019-10-16\IMG\_0019.JPG

### Cost Calculations

Appraisal Zone 3  
 Zone Description  
 Base Cost 118.46  
 Wall Cost 22.80  
 HVAC Cost 25.08  
 Basement Cost 0.00  
 Total Base Cost 166.34  
 Total Area 2,000  
 Base RCN 332,680  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 332,680  
 Physical Depreciation 1%  
 Functional Depreciation  
 Total Depreciation 1% (3,327)  
 Total RCNLD 329,353  
 Lump Sums 44,850  
 Total Building Value 374,203 \$ 187.10 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		1500	1,500	29.90		44,850
<b>Total Misc Improvement</b>							<b>44,850</b>



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Account 660100114  
 Parcel ID 21N17E-09-2-00000-000-0099  
 Cadastral ID 09-21-17-00620

Tax Area Code 94  
 Property Class RA  
 Owners Name WATTS FAMILY LLC

### Building Data

Building ID 4508  
 Building Sequence 2  
 Occupancy 1 528 Service Repair Garage 80%  
 Occupancy 2 344 Office Building 20%  
 Occupancy 3  
 Total Floor Area 3,820  
 Average Perimeter 354  
 Number Of Storys 1.00  
 Average Wall Ht 16.00  
 Year Built 2019  
 Effective Age 3  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 4 - Good  
 Condition 4 - Good  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 15 - No 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 IMG\_0021.JPG  
 Image Date 10/16/2019  
 Image Name IMG\_0021.JPG  
 Description \\tsclient\C\TOMS PC PICS\2019-10-16\IMG\_0021.JPG

### Cost Calculations

Appraisal Zone 3  
 Zone Description  
 Base Cost 77.28  
 Wall Cost 36.38  
 HVAC Cost 0.00  
 Basement Cost 0.00  
 Total Base Cost 113.66  
 Total Area 3,820  
 Base RCN 434,181  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 434,181  
 Physical Depreciation 4%  
 Functional Depreciation  
 Total Depreciation 4% (17,367)  
 Total RCNLD 416,814  
 Lump Sums 21,630  
 Total Building Value 438,444 \$ 114.78 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
CPDT	CARPOT - DETACHED		40x38	1,520	14.23		21,630
<b>Total Misc Improvement</b>							<b>21,630</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x22x8			660
	Qual 2	Cond 3	Year 2021	Eff Age	4	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (28.95 x 660)			19,107	1,337		17,770
XLNT	Lean-To		36x2x0			72
Qual 2	Cond 3	Year 2021	Eff Age	5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.80 x 72)			346			346
XLNT	Lean-To		22x6x0			132
Qual 2	Cond 3	Year 2021	Eff Age	5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.80 x 132)			634			634
<b>Total Site Improvement Value</b>						<b>18,750</b>



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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			7.000	122	122	857	857
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			6.000	72	72	432	432
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			5.480	72	72	395	395
<b>NTV PST Totals</b>						18.480			1,684	1,684
<b>Total Agland</b>						18.480			1,684	1,684