



# 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> 660100166 <b>Parcel ID</b> 21N15E-32-4-00000-000-0099 <b>Cadastral ID</b> 32-21-15-00760 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 321044 HAIGHT, RYAN & KATIE  24560 S 4090 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24468 S 4090 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.91 - Acres <b>Sec/Twn/Rng</b> 32 / 21 / 15 / 4 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																									
<b>Legal Description</b> Lat/Long: 36.25636374 -95.72369351 TR DESC ON 2625-941 AS COMM NE/C E2 NE SE; S 30' TO POB; S89 5132W 659.55'; S00.0136W 191.37'; E 659.64'; N 193' TO POB.																																																																																									
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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 Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,679 / 3,748
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,679
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	1,002 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.01	Total Misc Impr	+ 50,932	Roofing Adj	+ 4.66	Garage Cost	+ 51,513
Subfloor Adj	+ -3.21	Total RCN	= 602,878	Heat/Cool Adj	+ 18.45	Depreciation ( 7%)	- 42,201
Plumbing Adj	+ 7.61	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 560,677
Adj Base Cost	= 133.52	Lot Value	+ 560,677	Total Area	x 3,748	Indicated Value	= 560,677
Adjusted Cost	= 500,433	Value Per SqFt	149.59	Adjusted Cost	= 500,433	Value Per SqFt	149.59

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	560,677	
Lot Value		
Indicated Value	560,677	149.59 Per SqFt
Agland Value	633	
Site Improvements	21,900	
Total Value	583,210	155.61 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	136897	15x14		210	36.25		7,613
PRCH	SLAB PORCH - COVERED	136900	204		204	36.27		7,399
PRCH	SLAB PORCH - COVERED	136901	463		463	35.36		16,372
PATO	SLAB PORCH - OPEN	136902	17x13		221	14.26		3,151



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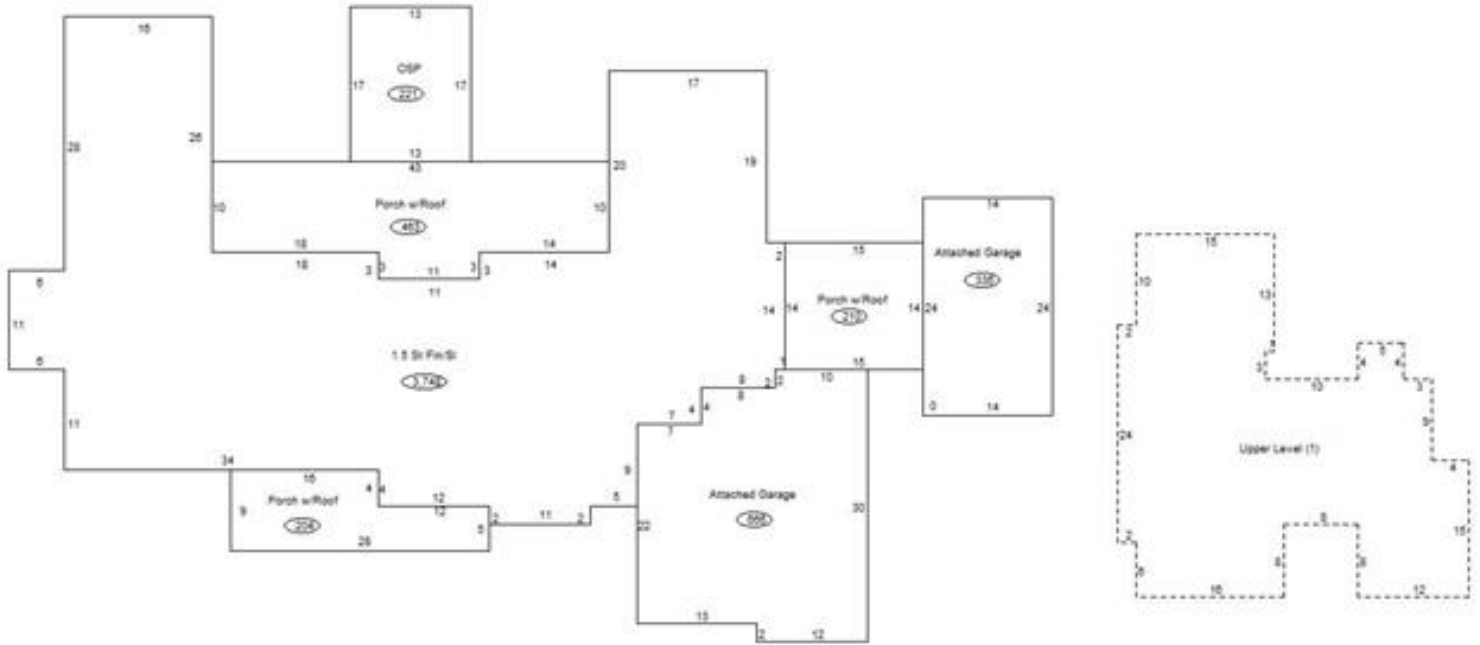
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,679	1.399	3,748
2	M	PRCH		13	SLBC	210	1.000	210
3	G	1		13	Attached Garage	336	1.000	336
4	G	1		13	Attached Garage	666	1.000	666
5	M	PRCH		13	SLBC	204	1.000	204
6	M	PRCH		13	SLBC	463	1.000	463
7	M	PATO		13	Open Slab	221	1.000	221
8	U	^UL		13	Upper Level (1)	1,069	1.000	1,069
<b>Total Building Area</b>						<b>2,679</b>		<b>3,748</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2018	Eff Age 5	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	8,100	21,900



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			2.000	224	224	448	448
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			.470	193	193	91	91
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.440	213	213	94	94
<b>IMP PST Totals</b>						2.910			633	633
<b>Total Agland</b>						2.910			633	633