



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:36:31  
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Assessment Data					Primary Image																																																																												
<b>Account</b> 660100915 <b>Parcel ID</b> 21N16E-01-1-00000-000-0099 <b>Cadastral ID</b> 01-21-16-00835 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 323197 KELSEY, ROGER  19720 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19720 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																	
<b>Legal Description</b> S2 NE SE Lat/Long: 36.32638034 -95.54533675																																																																																	
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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	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	4,500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	250,022		
Lot Value			
Indicated Value	250,022	166.68	Per SqFt
Agland Value	2,376		
Site Improvements			
Total Value	252,398	168.27	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.32	Total Misc Impr	+	6,601			
Roofing Adj	+ 4.44	Garage Cost	+	98,145			
Subfloor Adj	+ 0.00	Total RCN	=	265,981			
Heat/Cool Adj	+ 10.30	Depreciation ( 6%)	-	15,959			
Plumbing Adj	+ 8.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	250,022			
Adj Base Cost	= 107.49	Lot Value	+				
Total Area	x 1,500	Indicated Value	=	250,022			
Adjusted Cost	= 161,235	Value Per SqFt		166.68			

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149886	25x13		325	20.31		6,601



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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	1	Slab	20	1 St/Sl	1,500	1.000	1,500
2	M	PRCH		20	SLBC	325	1.000	325
3	G	1		20	Attached Garage	4,500	1.000	4,500
<b>Total Building Area</b>						1,500		1,500



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### Agland Inventory

660100915

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
<b>NTV PST Totals</b>						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
<b>IMP PST Totals</b>						8.500			1,421	1,421
<b>Total Agland</b>						20.000			2,376	2,376