



# 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> 660101535 <b>Parcel ID</b> 21N16E-01-4-00000-000-0001 <b>Cadastral ID</b> 01-21-16-01310 <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> 324641 RHINE, ALEXANDER & MEGEN  19764 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19764 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																	
<b>Legal Description</b> Lat/Long: 36.32501973 -95.54419889 N2 NE SE SE										<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>R19</td> <td>R20- NEW SFR</td> <td>07/2018</td> <td>03/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- NEW SFR	07/2018	03/2019																																																										
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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	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,279 / 2,279
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,279
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	984 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	109.56	Total Misc Impr	+ 19,877	Garage Cost	+ 36,615	Total RCN	= 361,103
Roofing Adj	+ 5.23	Depreciation ( 5%)	- 18,055	Lump Sums	+ 0	RCNLD	= 343,048
Subfloor Adj	+ -3.40	Lot Value	+ 343,048	Indicated Value	= 343,048	Value Per SqFt	150.53
Heat/Cool Adj	+ 14.47						
Plumbing Adj	+ 7.80						
Basement Adj	+ 0.00						
Adj Base Cost	= 133.66						
Total Area	x 2,279						
Adjusted Cost	= 304,611						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	343,048		
Lot Value			
Indicated Value	343,048	150.53	Per SqFt
Agland Value	594		
Site Improvements			
Total Value	343,642	150.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	140596	20x18		360	28.28		10,181
PRCH	SLAB PORCH - COVERED	140597	112		112	29.16		3,266
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



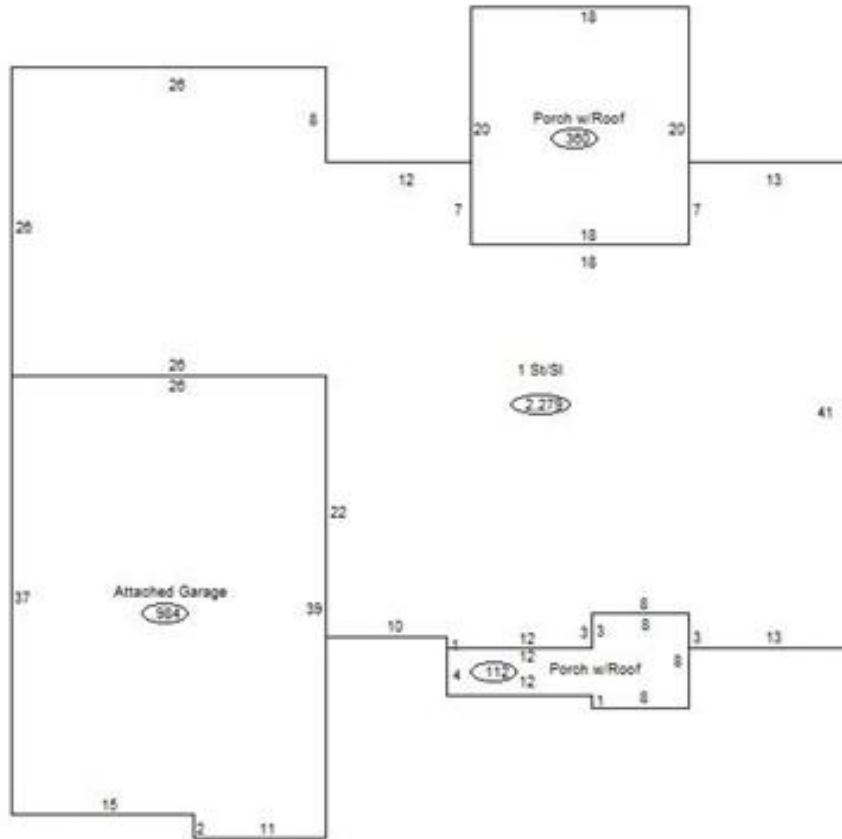
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,279	1.000	2,279
2	G	1		13	Attached Garage	984	1.000	984
3	M	PRCH		13	SLBC	360	1.000	360
4	M	PRCH		13	SLBC	112	1.000	112
<b>Total Building Area</b>						<b>2,279</b>		<b>2,279</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,140
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (10.29 x 1,140)	11,731	11,731	11,731	



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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	IMP PST	51			2.250	143	143	321	321
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			1.000	165	165	165	165
CO	COLLINSVILLE STONY LOAM	IMP PST	22			1.750	62	62	108	108
<b>IMP PST Totals</b>						5.000			594	594
<b>Total Agland</b>						5.000			594	594