




# 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> 660103178 <b>Parcel ID</b> 21N17E-18-2-00000-001-0000 <b>Cadastral ID</b> 18-21-17-01230 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 313553 LEMMONS, TODD A  3212 HERITAGE HILLS PKWY CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21139 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.23 - Acres <b>Sec/Twn/Rng</b> 18 / 21 / 17 / 2 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660103178_001.JPG 12/16/2025</p>																																																																				
<b>Legal Description</b> Lat/Long: 36.30527561 -95.54262257																																																																									
<b>TR IN GOVT LOT 1 DESC AS COMM NW/C SEC; S01.2649E 472.98' TO POB; S36.0720E 226.45'; N88.3141E 198.19'; S01.2634E 260'; S88 3141W 327'; N01.2649W 446.28' TO POB.</b>					<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>R20</td> <td>R21- SPLIT</td> <td>10/2019</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- SPLIT	10/2019	01/2021																																																							
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image	
Lot Size	0	0			
Lot Count	0				
Units Buildable	0				
Non-Ag Acres	2.1885				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	95,330.00 x .44 = 41,938				
Factor Value					
Adjustments	1.0000				
Lot Value	41,938				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	2,398 / 2,398
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,398
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	779 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2020 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	450,684	187.94	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	388,821		
Lot Value	41,938		
Indicated Value	430,759	179.63	Per SqFt
Agland Value			
Site Improvements	63,161		
Total Value	493,920	205.97	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.36	Total Misc Impr	+ 42,637
Roofing Adj	+ 5.86	Garage Cost	+ 44,333
Subfloor Adj	+ -4.62	Total RCN	= 409,285
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	- 20,464
Plumbing Adj	+ 10.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 388,821
Adj Base Cost	= 134.41	Lot Value	+ 41,938
Total Area	x 2,398	Indicated Value	= 430,759
Adjusted Cost	= 322,315	Value Per SqFt	179.63

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	148898	30x7		210	32.22		6,766
PRCH	SLAB PORCH - COVERED	148899	460		460	31.44		14,462
PATO	SLAB PORCH - OPEN	148900	320		320	11.05		3,536
PRCH	SLAB PORCH - COVERED	148901	11x5		55	33.02		1,816
PATO	SLAB PORCH - OPEN	148902	11x10		110	14.26		1,569

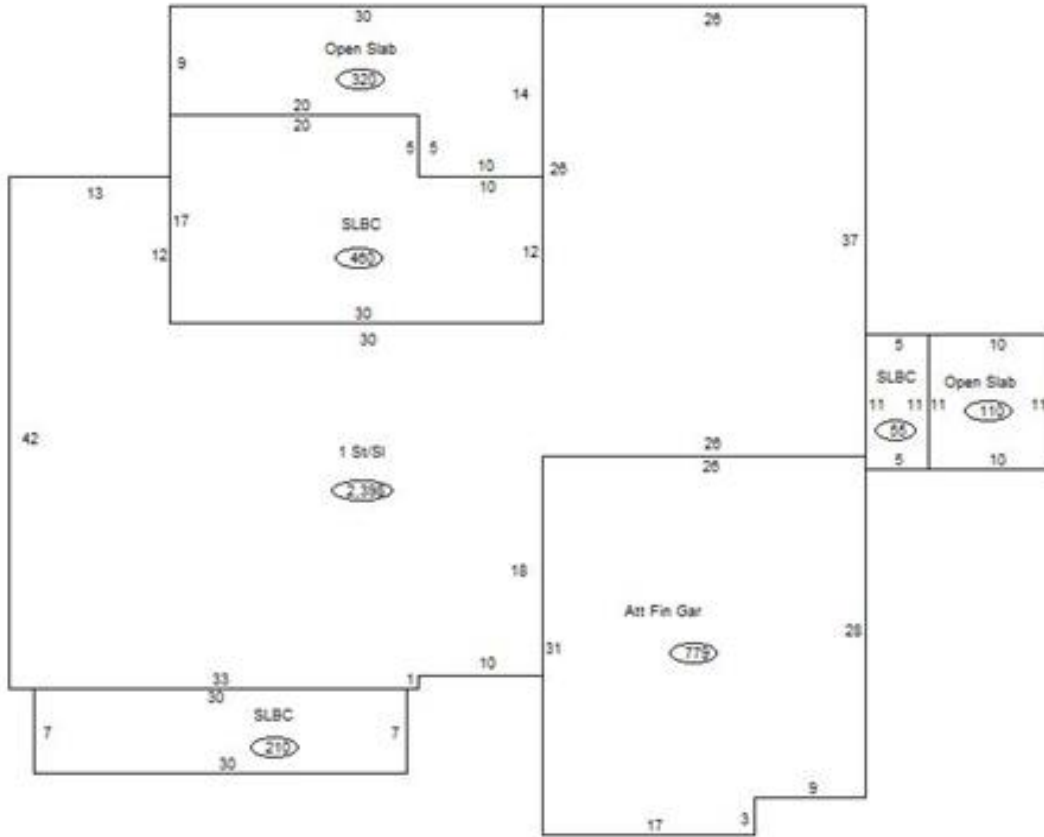


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Sketch Image

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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/SI	2,398	1.000	2,398
2	G	5		13	Att Fin Gar	779	1.000	779
3	M	PRCH		13	SLBC	210	1.000	210
4	M	PRCH		13	SLBC	460	1.000	460
5	M	PATO		13	Open Slab	320	1.000	320
6	M	PRCH		13	SLBC	55	1.000	55
7	M	PATO		13	Open Slab	110	1.000	110
<b>Total Building Area</b>						<b>2,398</b>		<b>2,398</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	8x12x8	Plank		96
	Qual	3	Cond 3	Year	2024	Eff Age 2
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	
	Base Cost (15.00 x 96)		1,440	1,440	58	1,382
	PATC	Patio - Covered	6x10x8	Concrete	Formed Metal	60
	Qual	3	Cond 3	Year	2024	Eff Age 2
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (19.09 x 60)		1,145	1,145	115	1,030
	UTIL	Utility Building	50x40x12	Concrete	Formed Metal	2,000
	Qual	4	Cond 3	Year	2020	Eff Age 5
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	
	Base Cost (32.12 x 2,000)		64,240	64,240	5,782	58,458
	PATC	Patio - Covered	4x6x8	Concrete	Formed Metal	24
	Qual	4	Cond 3	Year	2020	Eff Age 5
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	
	Base Cost (23.92 x 24)		574	574	155	419
	PATC	Patio - Covered	18x6x8	Concrete	Formed Metal	108
	Qual	4	Cond 3	Year	2020	Eff Age 5
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	
	Base Cost (23.75 x 108)		2,565	2,565	693	1,872