



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660104893 Parcel ID 20N16E-02-4-00000-001-0000 Cadastral ID 02-20-16-02514 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 294307 BITTLE, JOSHUA J & KIMBERLY A 541 BUCKINGHAM DR CLAREMORE OK 74017-0000 Parcel Location Situs 25801 S MULBERRY MDW Subdivision Lot/Block / Parcel Size 4.92 - Acres Sec/Twn/Rng 2 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																					
Legal Description Lat/Long: 36.23805342 -95.57326268 N 465.50' W 473' NW SW SE LESS CUL DE SAC HAVING RADIUS 60' AND CENTER WHICH IS 25' W AND 54.54' SOUTH OF NW/C NW SW SE																																																																					
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.0281	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	219,023.00 x .40 = 88,407	
Factor Value		
Adjustments	1.1131	
Lot Value	98,406	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,472 / 2,472
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,472
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	580 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

Cost Approach		Manual : 01/2025	
Base Cost	112.43	Total Misc Impr	+ 29,529
Roofing Adj	+ 5.83	Garage Cost	+ 34,150
Subfloor Adj	+ -4.60	Total RCN	= 403,233
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,097
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 391,136
Adj Base Cost	= 137.36	Lot Value	+ 98,406
Total Area	x 2,472	Indicated Value	= 489,542
Adjusted Cost	= 339,554	Value Per SqFt	198.03

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	456,249	184.57	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	391,136		
Lot Value	98,406		
Indicated Value	489,542	198.03	Per SqFt
Agland Value			
Site Improvements	73,459		
Total Value	563,001	227.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154294	35x8		280	32.00		8,960
PRCH	Slab Porch - Covered	154295	330		330	31.84		10,507
PATO	Slab Porch - Open	154296	220		220	12.81		2,818
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244

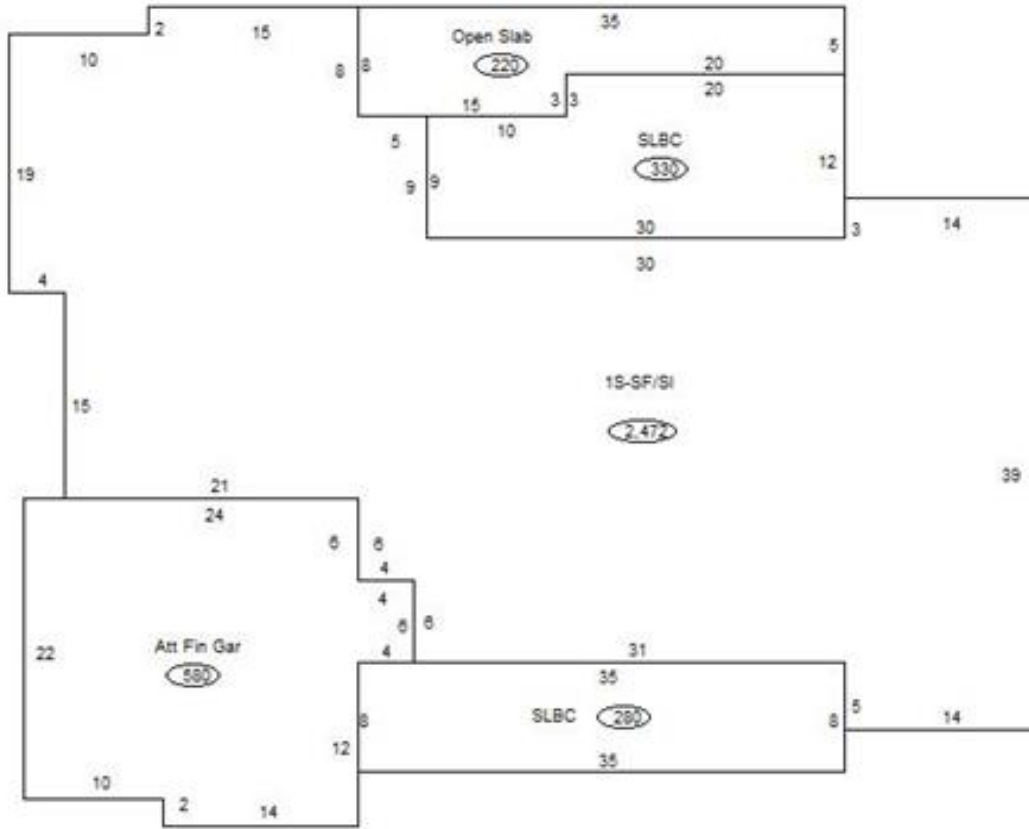


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Sketch Image

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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	1S-SF/SI	2,472	1.000	2,472
2	G	5		13	Att Fin Gar	580	1.000	580
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PRCH		13	SLBC	330	1.000	330
5	M	PATO		13	Open Slab	220	1.000	220
Total Building Area						2,472		2,472



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x50x12	Concrete	Formed Metal	2,500
	Qual 4	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30.93 x 2,500)	77,325	77,325	3,866	73,459