



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																
Account 660105341 Parcel ID 21N15E-05-3-00000-007-0000 Cadastral ID 05-21-15-01611 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 335054 SPRIK, A L LIVING TRUST 19767 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19767 S 4080 RD Subdivision Lot/Block / Parcel Size 5.49 - Acres Sec/Twn/Rng 5 / 21 / 15 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-5-23\IMG_0011.JPG 5/24/2023</p>																																																																
Legal Description Lat/Long: 36.32604042 -95.73707060 TR DESC AS COMM SW/C SW' N01.1540W 1287.23' TO POB; N88 3147E 689.83 N01.1559W 30'; N88.3147E 629.83'; N01.1618W 329.67'; S88.3051W 659.80'; S01.1559E 329.49'; S88.3147W 659.83'; S01.1540E 30' TO POB.																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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>R22 100</td> <td>R23 NEW DTCH ACC BLDG 74X33</td> <td>03/2022</td> <td>05/2023</td> <td>100,000</td> </tr> <tr> <td>R21 099</td> <td>R23- SPLIT NEW SFR 2360 SQ FT</td> <td>08/2021</td> <td>05/2023</td> <td>250,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 100	R23 NEW DTCH ACC BLDG 74X33	03/2022	05/2023	100,000	R21 099	R23- SPLIT NEW SFR 2360 SQ FT	08/2021	05/2023	250,000																																			
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.5163		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	240,289.00 x .43 = 103,632		
Factor Value			
Adjustments	1.0000		
Lot Value	103,632		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,654 / 2,342
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,654
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	784 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	355,607		
Lot Value	103,632		
Indicated Value	459,239	196.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	459,239	196.09	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.77	Total Misc Impr	+ 25,731
Roofing Adj	+ 4.45	Garage Cost	+ 44,617
Subfloor Adj	+ -3.43	Total RCN	= 362,864
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,257
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 355,607
Adj Base Cost	= 124.90	Lot Value	+ 103,632
Total Area	x 2,342	Indicated Value	= 459,239
Adjusted Cost	= 292,516	Value Per SqFt	196.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2023	1	7,243.87		7,244
EPKS	Enclosed Porch - Kneewall Screen	157066	24x12		288	35.35		10,181
PRCH	Slab Porch - Covered	157067	259		259	32.07		8,306



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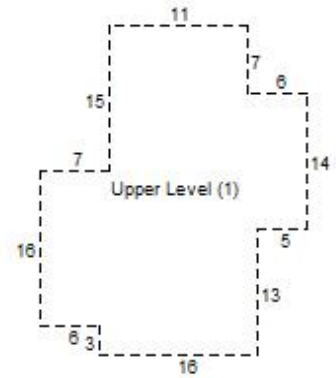
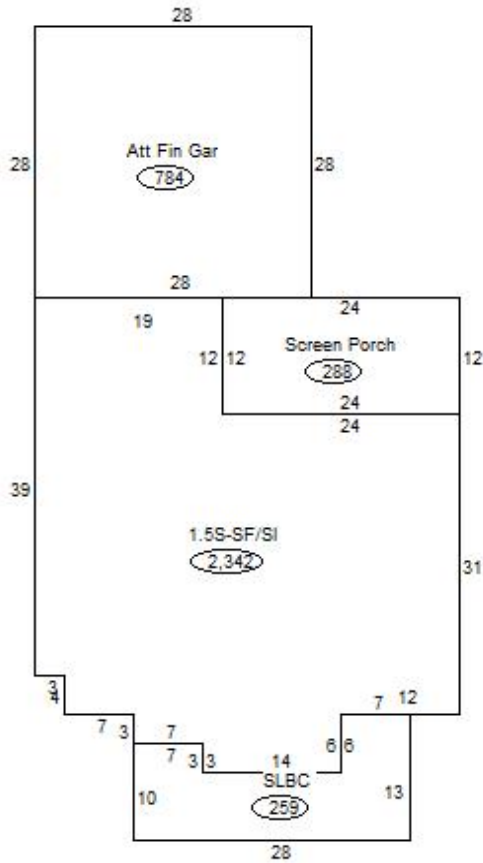
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,654	1.416	2,342
2	U	^UL		20	Upper Level (1)	688	1.000	688
3	G	5		20	Att Fin Gar	784	1.000	784
4	M	EPKS		20	Screen Porch	288	1.000	288
5	M	PRCH		20	SLBC	259	1.000	259
Total Building Area						1,654		2,342



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Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	576 / 576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	576
Fixture/RghIn	/
Bed/F/H Bath	/ / 1.0
Basement Area	
Garage Type	1,358 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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	125.45	Total Misc Impr	+	2,349			
Roofing Adj	+ 5.94	Garage Cost	+	50,708			
Subfloor Adj	+ -2.82	Total RCN	=	140,546			
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	2,811			
Plumbing Adj	+ 10.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,735			
Adj Base Cost	= 151.89	Lot Value	+				
Total Area	x 576	Indicated Value	=	137,735			
Adjusted Cost	= 87,489	Value Per SqFt		239.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,735		
Lot Value			
Indicated Value	137,735	239.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	137,735	239.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157070	20x4		80	26.68		2,134
PRCH	Slab Porch - Covered	157071	4x2		8	26.90		215



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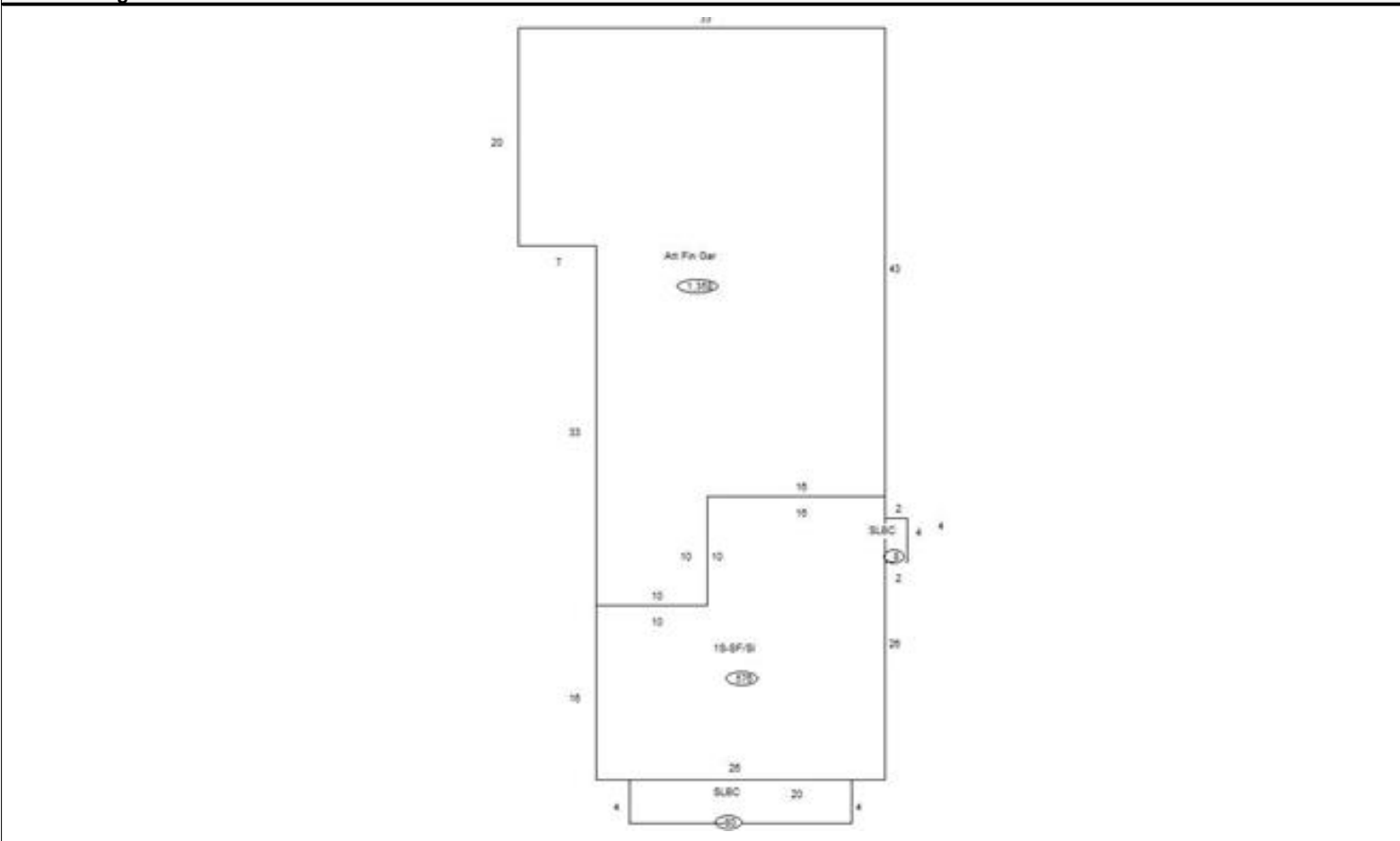
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1	R	1	Slab	10	1S-SF/SI	576	1.000	576
2	G	5		10	Att Fin Gar	1,358	1.000	1,358
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PRCH		10	SLBC	8	1.000	8
Total Building Area						576		576