



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 660106390 Parcel ID 21N16E-2000-002-0-000-00 Cadastral ID 24-21-16-00402 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 340700 CAMPBELL, MARK L & ELIZABETH 612 W 480 PYROR OK 74361-0000 Parcel Location Situs 15072 E 500 RD Subdivision Lot/Block / Parcel Size 3.13 - Acres Sec/Twn/Rng 24 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS				<p>\\tsclient\A\TOMMY DUNLAP\New folder (309)\IMG_0003.JPG 12/5/2023</p>																																																																	
Legal Description Lat/Long: 36.29220353 -95.55941729 TR 2021-019353 DESC COMM NW/C NW; N88.2235E 330.07' TO POB; N88.2235E 330.06'; S01.3021E 440'; S88.2235W 330.06'; N01.3021W 440' TO POB. LESS TR DESC 2022-008752 AS BEG NW/C NW; N88.2235E 620.13'; S01.3021E 240'; N88.2235E 40'; N01.3021E 240';																																																																					
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	3.1824		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	138,626.00 x .49 = 67,800		
Factor Value			
Adjustments	1.1917		
Lot Value	80,797		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,632 / 2,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,632
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	899 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	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	426,555		
Lot Value	80,797		
Indicated Value	507,352	192.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	507,352	192.76	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.46	Total Misc Impr	+ 23,672
Roofing Adj	+ 5.77	Garage Cost	+ 51,162
Subfloor Adj	+ -4.54	Total RCN	= 435,260
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,705
Plumbing Adj	+ 6.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 426,555
Adj Base Cost	= 136.94	Lot Value	+ 80,797
Total Area	x 2,632	Indicated Value	= 507,352
Adjusted Cost	= 360,426	Value Per SqFt	192.76

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
PRCH	Slab Porch - Covered	159068	120		120	32.75		3,930
PRCH	Slab Porch - Covered	159069	395		395	31.64		12,498



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Agland Inventory

660106390

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				0	122	0	0
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30				72	72	0	0
CO	COLLINSVILLE STONY LOAM	NTV PST	22				53	53	0	0
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80				192	192	0	0
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80				192	192	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0