



# 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	660106395								
Parcel ID	21N16E-2000-007-0-000-00								
Cadastral ID	24-21-16-00407								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	338953								
MCDANIEL FAMILY TRUST									
22279 S 4180 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	22279 S 4180 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.33 - Acres						
Sec/Twn/Rng	24 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.28889445 -95.55994308									
TR 2021-019355 DESC COMM NW/C SEC; S01.3021E 1320' TO POB; N88.2235E 660.13'; S01.3021E 220'; S88.2235W 660.13'; N01.3021W 220' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 421	R23 NEW SFR 2340 SQ FT	08/2022	11/2022	250,000					
R22 310	R23 NEW DTCH ACC BLDG 24X30	07/2022	11/2022	25,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	TITAN HOMES LLC	07/07/2022	415,000	YES					
/	THE RESERVE AT JUSTUS LLC	12/17/2021	68,500	15					
/	SPURLOCK, JACK NELSON & KAREN-	08/02/2021	803,000	WG					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2023	Land Value	69,118	67,282	11%	7,401	Assessed	49,906	4,144.69
Year Frozen		Improvements	398,205	386,409		42,505	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	467,323	453,691		49,906	Total Taxable	48,906	4,062.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106395	MCDANIEL FAMILY TRUST	5	444,273	1000	47,452	3,941.00		
2024	2024-660106395	MCDANIEL FAMILY TRUST	5	466,862	1000	46,041	3,842.00		
2023	2023-660106395	MCDANIEL FAMILY TRUST	5	415,193	1000	44,671	3,720.00		
2022	2022-660106395	MCDANIEL FAMILY TRUST	5	710	0	78	6.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	145,215.00 x .48 = 69,118		
Factor Value			
Adjustments	1.0000		
Lot Value	69,118		



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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	2,334 / 2,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,334
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	746 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	414,595 177.63 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	367,690
Lot Value	69,118
Indicated Value	436,808 187.15 Per SqFt
Agland Value	
Site Improvements	30,515
Total Value	467,323 200.22 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.29	Total Misc Impr	+ 10,594
Roofing Adj	+ 5.87	Garage Cost	+ 42,455
Subfloor Adj	+ -4.62	Total RCN	= 379,062
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 11,372
Plumbing Adj	+ 7.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 367,690
Adj Base Cost	= 139.68	Lot Value	+ 69,118
Total Area	x 2,334	Indicated Value	= 436,808
Adjusted Cost	= 326,013	Value Per SqFt	187.15

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155787	8x5		40	33.07		1,323
PRCH	Slab Porch - Covered	155788	29x10		290	31.97		9,271
SHLT	STORM SHELTER			1 2023	1	0.00		



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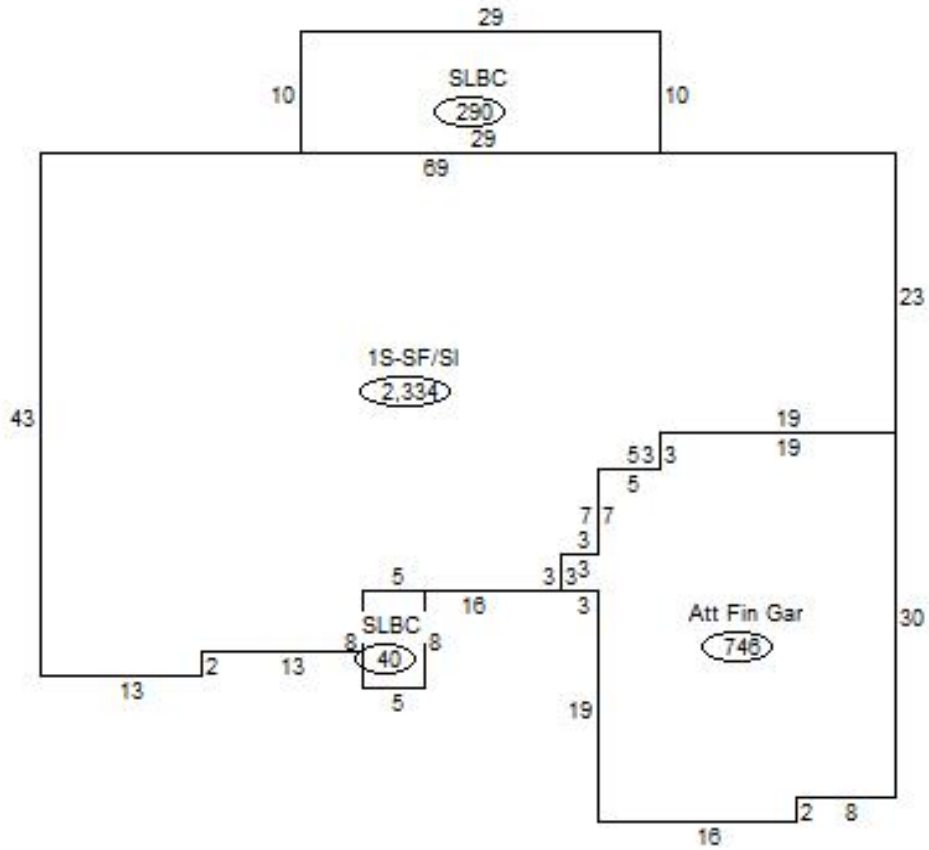
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,334	1.000	2,334
2	G	5		20	Att Fin Gar	746	1.000	746
3	M	PRCH		20	SLBC	40	1.000	40
4	M	PRCH		20	SLBC	290	1.000	290
<b>Total Building Area</b>						<b>2,334</b>		<b>2,334</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		24x30x0		Formed Metal	720
Qual	4	Cond 4	Year 2022	Eff Age	2	

Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (38.01 x 720)	27,367		27,367	821	26,546

PRCH	Slab Porch - Covered		10x15x0			150
Qual	Cond	Year	2022	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (26.46 x 150)	3,969		3,969		3,969