



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:47:46
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Assessment Data					Primary Image																																																	
Account 660106398 Parcel ID 21N16E-2000-010-0-000-00 Cadastral ID 24-21-16-00410 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 343618 DIXON, JONATHAN & ASHLEY MICHELLE 22395 S 4180 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22395 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: 36.28707837 -95.55992338										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 263</td> <td>R23 NEW SFR 2050 SQ FT</td> <td>06/2022</td> <td>11/2022</td> <td>250,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 263	R23 NEW SFR 2050 SQ FT	06/2022	11/2022	250,000																														
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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	1.4043	
Lot Value	97,061	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,108 / 2,108
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,108
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	600 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	322,986 153.22 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	326,639
Lot Value	97,061
Indicated Value	423,700 201.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	423,700 201.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.22	Total Misc Impr	+ 24,918
Roofing Adj	+ 5.31	Garage Cost	+ 28,698
Subfloor Adj	+ -3.40	Total RCN	= 336,741
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 10,102
Plumbing Adj	+ 7.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 326,639
Adj Base Cost	= 134.31	Lot Value	+ 97,061
Total Area	x 2,108	Indicated Value	= 423,700
Adjusted Cost	= 283,125	Value Per SqFt	201.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155771	268		268	28.58		7,659
PRCH	Slab Porch - Covered	155772	384		384	28.20		10,829
FPR1	Fireplace - Residential 1 Story			2022	1	6,429.63		6,430

