



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 660106400 Parcel ID 21N16E-2000-012-0-000-00 Cadastral ID 24-21-16-00412 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 314752 BROWN, JACOB RYAN & HANNAH ELIZABETH FAMILY TRUST 15419 BROOKVIEW CT CLAREMORE OK 74017-0000																																																						
Parcel Location Situs 22479 S 4180 RD Subdivision Lot/Block / Parcel Size 3.33 - Lots Sec/Twn/Rng 24 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																						
Legal Description Lat/Long: 36.28586820 -95.55991194 TR 2021-019362 DESC COMM NW/C SEC; S01.3021E 2420.30' TO POB; N88.2318E 660.13'; S01.3021E 220.30'; S88.2405W 660.13'; N01.3021W 220.15' TO POB.					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>R23 117</td> <td>R24 NEW SFR 2340 SQ FT</td> <td>04/2023</td> <td>12/2023</td> <td>350,000</td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>05/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 117	R24 NEW SFR 2340 SQ FT	04/2023	12/2023	350,000	S22	S23 SPLIT	05/2022	09/2022																															
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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	100% Veneer, Masonry
Base/Total Area	2,342 / 2,342
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,342
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	781 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	382,829		
Lot Value	69,118		
Indicated Value	451,947	192.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	451,947	192.97	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.95	Total Misc Impr	+ 19,931
Roofing Adj	+ 5.87	Garage Cost	+ 44,447
Subfloor Adj	+ -4.62	Total RCN	= 390,642
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,813
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 382,829
Adj Base Cost	= 139.31	Lot Value	+ 69,118
Total Area	x 2,342	Indicated Value	= 451,947
Adjusted Cost	= 326,264	Value Per SqFt	192.97

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159233	104		104	32.85		3,416
PRCH	Slab Porch - Covered	159234	290		290	31.97		9,271
FPR1	Fireplace - Residential 1 Story		1	2023	1	7,243.87		7,244



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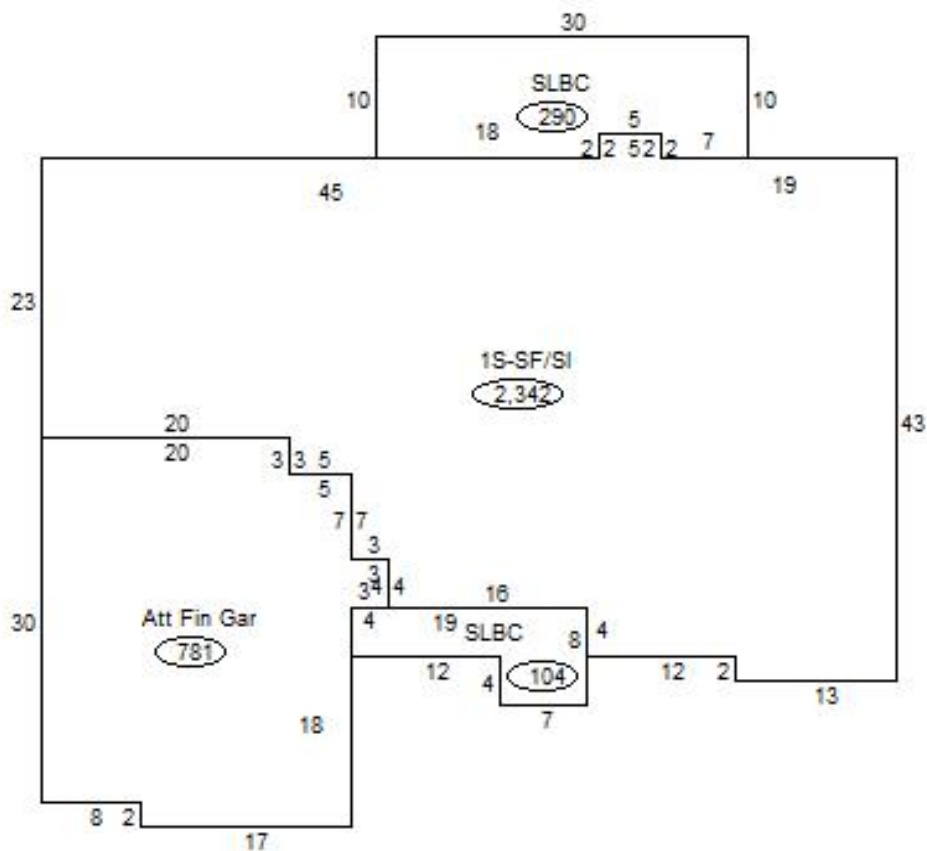
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Sketch Image

660106400



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,342	1.000	2,342
2	G	5		20	Att Fin Gar	781	1.000	781
3	M	PRCH		20	SLBC	104	1.000	104
4	M	PRCH		20	SLBC	290	1.000	290
Total Building Area						2,342		2,342