



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 660106409 Parcel ID 21N17E-31-1-00000-003-0000 Cadastral ID 31-21-17-00530 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 338539 MARTIN, NICHOLAS JAMES & MADISON BROOK 16830 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 16830 E 520 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 31 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660106409 12/12/25</p> <p>660106409_001.JPG 12/15/2025</p>																																																																
Legal Description Lat/Long: 36.26294010 -95.52828911 W2 E2 NW NE NE																																																																					
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>S22</td> <td></td> <td>06/2022</td> <td>09/2022</td> <td></td> </tr> <tr> <td>R22 167</td> <td>R23 NEW DTCH ACC BLDG</td> <td>05/2022</td> <td>09/2022</td> <td>50,000</td> </tr> <tr> <td>R22 166</td> <td>R23- NEW ADDRESS NEW SFR 2575 S</td> <td>02/2022</td> <td>09/2022</td> <td>350,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S22		06/2022	09/2022		R22 167	R23 NEW DTCH ACC BLDG	05/2022	09/2022	50,000	R22 166	R23- NEW ADDRESS NEW SFR 2575 S	02/2022	09/2022	350,000																														
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.5795							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	112,364.00 x .42 = 46,708			660106409_001.JPG 12/15/2025				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	46,708			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	46,708			
Basement Area				Indicated Value	46,708 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements	1,813			
Year/Eff Age /				Total Value	48,521 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 46,708					
Total Area	x	Indicated Value	= 46,708					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160	
	Qual	2	Cond 2	Year	2015	Eff Age	11
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
		Base Cost (20.24 x 160)	3,238		3,238	1,425	1,813



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 76 x 16
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,216 / 1,216
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

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	58.14	Total Misc Impr	+		0
Roofing Adj	+ 2.72	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		88,975
Heat/Cool Adj	+ 3.56	Depreciation (11%)	-		9,787
Plumbing Adj	+ 8.75	Lump Sums	+		5,299
Basement Adj	+ 0.00	RCNLD	=		84,487
Adj Base Cost	= 73.17	Lot Value	+		
Total Area	x 1,216	Indicated Value	=		84,487
Adjusted Cost	= 88,975	Value Per SqFt			69.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,487		
Lot Value			
Indicated Value	84,487	69.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	84,487	69.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	155961	20x12		240	20.02		4,805
WODO	Wood Deck - Open	186499	4x4		16	30.89		494



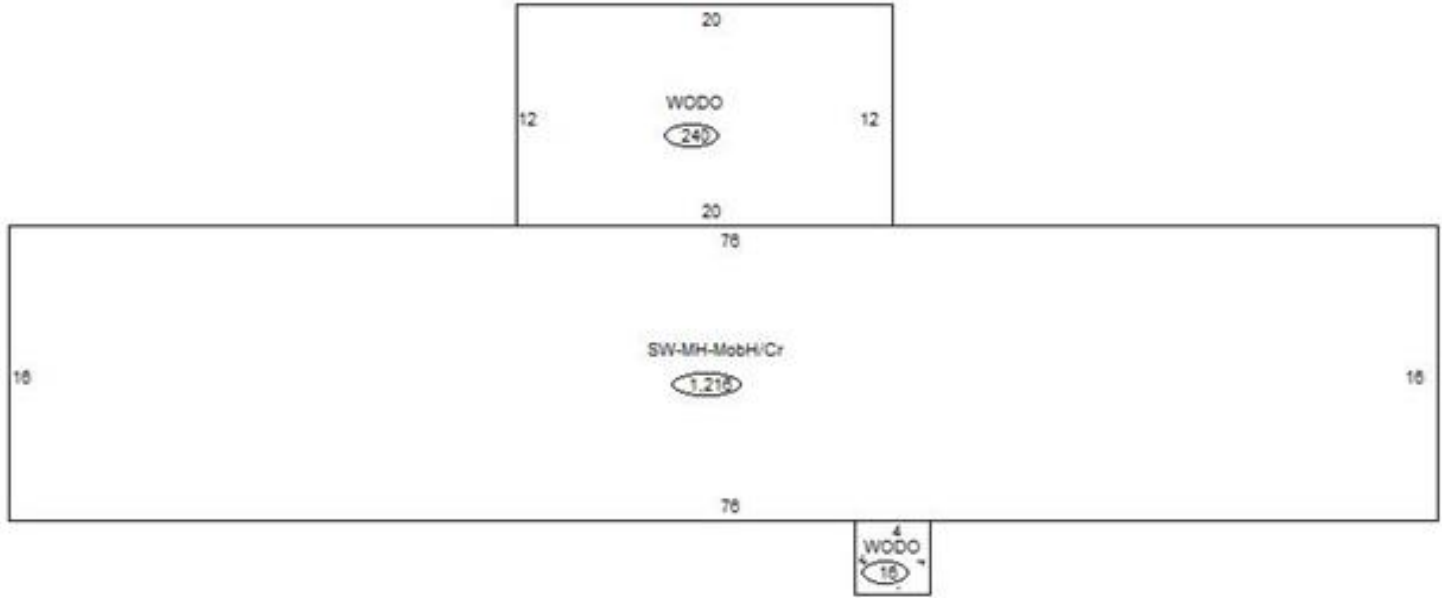
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	10	SW-MH-MobH/Cr	1,216	1.000	1,216
2	M	WODO		10	WODO	240	1.000	240
3	M	WODO		10	WODO	16	1.000	16
Total Building Area						1,216		1,216



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.000	224	224	0	0
IMP PST Totals						0.000			0	0
Total Agland						0.000			0	0