



# 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	660106607													
Parcel ID	21N16E-24-1-00000-002-0000													
Cadastral ID	24-21-16-00312													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	85264													
COX, ROBERT L & GWYNN														
22478 S 4190 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	22478 S 4190 RD													
Subdivision														
Lot/Block	/	Parcel Size	9.23 - Acres											
Sec/Twn/Rng	24 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.28604724 -95.54550576														
S2 S2 SE NE LESS N 147' S 228.60' E 219.5' SE SE NE.														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	COX, ROBERT L & GWYNN	01/10/2022	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap		Land Value	1,964	1,964	11%	216	Assessed	41,217 3,423.07						
Year Frozen		Improvements	397,060	372,736		41,001	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	399,024	374,700		41,217	Total Taxable	40,217 3,340.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660106607	COX, ROBERT L & GWYNN	5	382,550	1000	39,016	3,240.00							
2024	2024-660106607	COX, ROBERT L & GWYNN	5	407,211	1000	37,852	3,159.00							
2023	2023-660106607	COX, ROBERT L & GWYNN	5	342,905	0	37,720	3,141.00							
2022	2022-660106607	COX, ROBERT L & GWYNN	5	2,646	0	291	24.00							



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Lot Data	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,406 / 2,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,406
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,000 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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	

Cost Approach				Manual : 01/2025			
Base Cost	114.15	Total Misc Impr	+ 14,915	Roofing Adj	+ 5.84	Garage Cost	+ 56,910
Subfloor Adj	+ -4.62	Total RCN	= 408,665	Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 12,260
Plumbing Adj	+ 8.32	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 396,405
Adj Base Cost	= 140.00	Lot Value	+ 396,405	Total Area	x 2,406	Indicated Value	= 396,405
Adjusted Cost	= 336,840	Value Per SqFt	164.76				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	396,405		
Lot Value			
Indicated Value	396,405	164.76	Per SqFt
Agland Value	1,964		
Site Improvements	655		
Total Value	399,024	165.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156054	8x7		56	33.02		1,849
PRCH	Slab Porch - Covered	156055	27x11		297	31.95		9,489
PATO	Slab Porch - Open	156056	27x12		324	11.04		3,577



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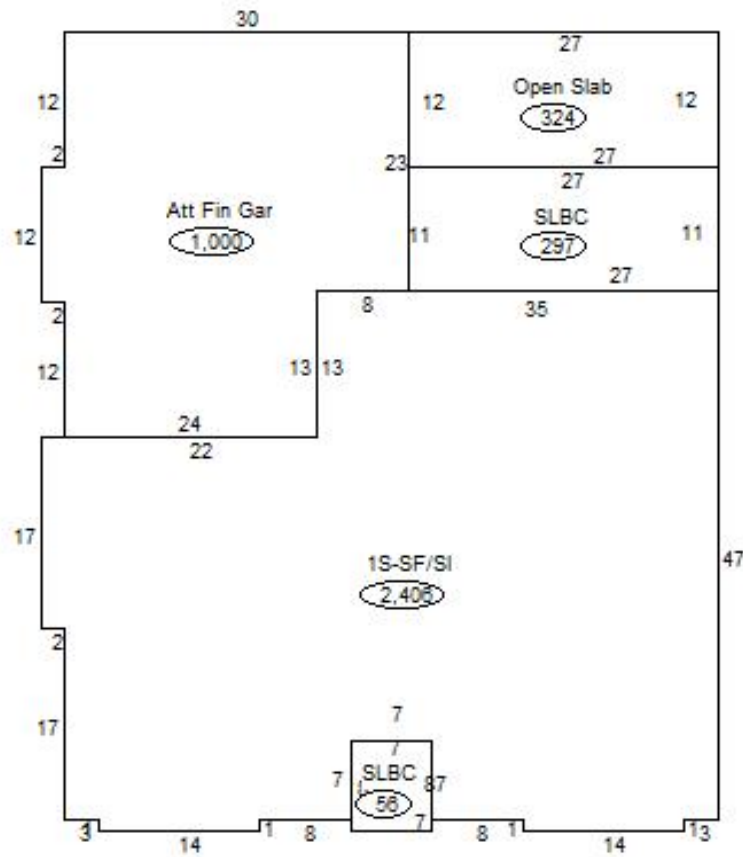
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Sketch Image

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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	2,406	1.000	2,406
2	G	5		20	Att Fin Gar	1,000	1.000	1,000
3	M	PRCH		20	SLBC	56	1.000	56
4	M	PRCH		20	SLBC	297	1.000	297
5	M	PATO		20	Open Slab	324	1.000	324
<b>Total Building Area</b>						<b>2,406</b>		<b>2,406</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			1,400
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x 1,400)		6,552	<b>Modifier Total</b>		<b>RCN</b> 6,552 <b>Depr (90% Phys/ % Func)</b> 5,897
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (3.50 x )			<b>Modifier Total</b>		<b>RCN</b> <b>Depr (100% Phys/ % Func)</b>



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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
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			9.230	213	213	1,964	1,964
<b>IMP PST Totals</b>						9.230			1,964	1,964
<b>Total Agland</b>						9.230			1,964	1,964