




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 660106627 <b>Parcel ID</b> 20N16E-02-3-00000-001-0000 <b>Cadastral ID</b> 02-20-16-01011 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 337568 TABOR, ROBERT & KATHI  25585 S 4170 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25585 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 3 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660106627_001.JPG 3/4/2024</p>																																																											
<b>Legal Description</b> Lat/Long: 36.24095408 -95.58224296 TR DESC 2022-0002483 AS COMM NW/C SW; S01.3246E 329.46' TO POB; N88.3135E 466.71'; S01.3246E 279.05'; S88.2037W 466.71'; N01 3246W 280.54' TO POB.																																																																
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	2.8059	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	122,223.00 x .45 = 55,495	
Factor Value		
Adjustments	1.0000	
Lot Value	55,495	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,974 / 1,974
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,974
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	700 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660106627\_001.JPG 3/4/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.21	Total Misc Impr	+	26,648			
Roofing Adj	+ 5.39	Garage Cost	+	32,788			
Subfloor Adj	+ -3.42	Total RCN	=	316,668			
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	-	6,333			
Plumbing Adj	+ 6.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	310,335			
Adj Base Cost	= 130.31	Lot Value	+	55,495			
Total Area	x 1,974	Indicated Value	=	365,830			
Adjusted Cost	= 257,232	Value Per SqFt		185.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	310,335		
Lot Value	55,495		
Indicated Value	365,830	185.32	Per SqFt
Agland Value			
Site Improvements	6,773		
Total Value	372,603	188.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	5,947.13		5,947
PRCH	Slab Porch - Covered	159719	347		347	28.32		9,827
PRCH	Porch	159721	318		318	28.42		9,038
PATO	Patio - Open	182932	20x6		120	12.72		1,526
PATO	Patio - Open	182933	6x4		24	12.93		310





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x18x8	Plank	Composition Shingle	288
	Qual 3	Cond 3	Year 2024	Eff Age 2		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.35 x 288)	6,149		6,149	615	5,534

	SHDS	Shed - Small	6x10x8	Plank	Composition Shingle	60
	Qual 3	Cond 3	Year 2015	Eff Age 8		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (32.76 x 60)	1,966		1,966	727	1,239