



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:54:32  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660107013 <b>Parcel ID</b> 21N16E-25-3-00000-004-0000 <b>Cadastral ID</b> 25-21-16-00430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 338845 LAMBERT, MELISSA C  23700 S 4190 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23700 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 13.82 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.26859872 -95.54636194																																																						
<b>TR DESC</b> 2022-010942 AS COMM SW/C NE SE; N01.2955W 824'; N85 5830E 717.70'; S01.2955E 854.98'; S88.2657W 717' TO POB.					<b>Building Permits</b> <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>S23 SPLIT</td> <td>07/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S22	S23 SPLIT	07/2022	09/2022																																				
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Date 04/18/2026  
Time 10:54:32  
Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
Method	Units-Buildable				
Base Lot Value					
Factor Value		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-30\IMG_00: 1/4/2023			
Adjustments		<b>GRM Approach</b>			
Lot Value		GRM Code		Gross Rent	0.00
<b>Residential Data</b>		Indicated Value		<b>Multiple Regression</b>	
Type	1 Single Family Residence	MRA Code		Adusted R	
Condition	3 - Average	Indicated Value		<b>Direct Comparables</b>	
Quality	3 - Average	Selection Model		A Adam Test	
Architecture		Adjustment Model		NewTest	
Style	100% One Story	Comparables		Indicated Value	
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood	<b>Value Reconciliation</b>		Selected Approach	
Base/Total Area	2,189 / 2,189	Improvements		203,233	
Style	100% One Story	Lot Value			
HVAC	100% Warmed & Cooled Air	Indicated Value		203,233	
Roof Cover	1 Composition Shingle	Agland Value		1,112	
Area on Slab	0	Site Improvements			
Fixture/RghIn	11 /	Total Value		204,345	
Bed/F/H Bath	3 / 2.0 /	Value Per SqFt		92.84	
Basement Area		Total Value Per SqFt		93.35	
Garage Type	650 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	1989 / 28				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>			
Base Cost	104.42	Total Misc Impr	+	11,204	
Roofing Adj	+ 4.60	Garage Cost	+	19,650	
Subfloor Adj	+ 0.00	Total RCN	=	312,666	
Heat/Cool Adj	+ 12.64	Depreciation ( 35%)	-	109,433	
Plumbing Adj	+ 7.08	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	203,233	
Adj Base Cost	= 128.74	Lot Value	+		
Total Area	x 2,189	Indicated Value	=	203,233	
Adjusted Cost	= 281,812	Value Per SqFt		92.84	

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	51203	44x11		484	8.60		4,162
PRCH	SLAB PORCH - COVERED	51205	270		270	26.08		7,042



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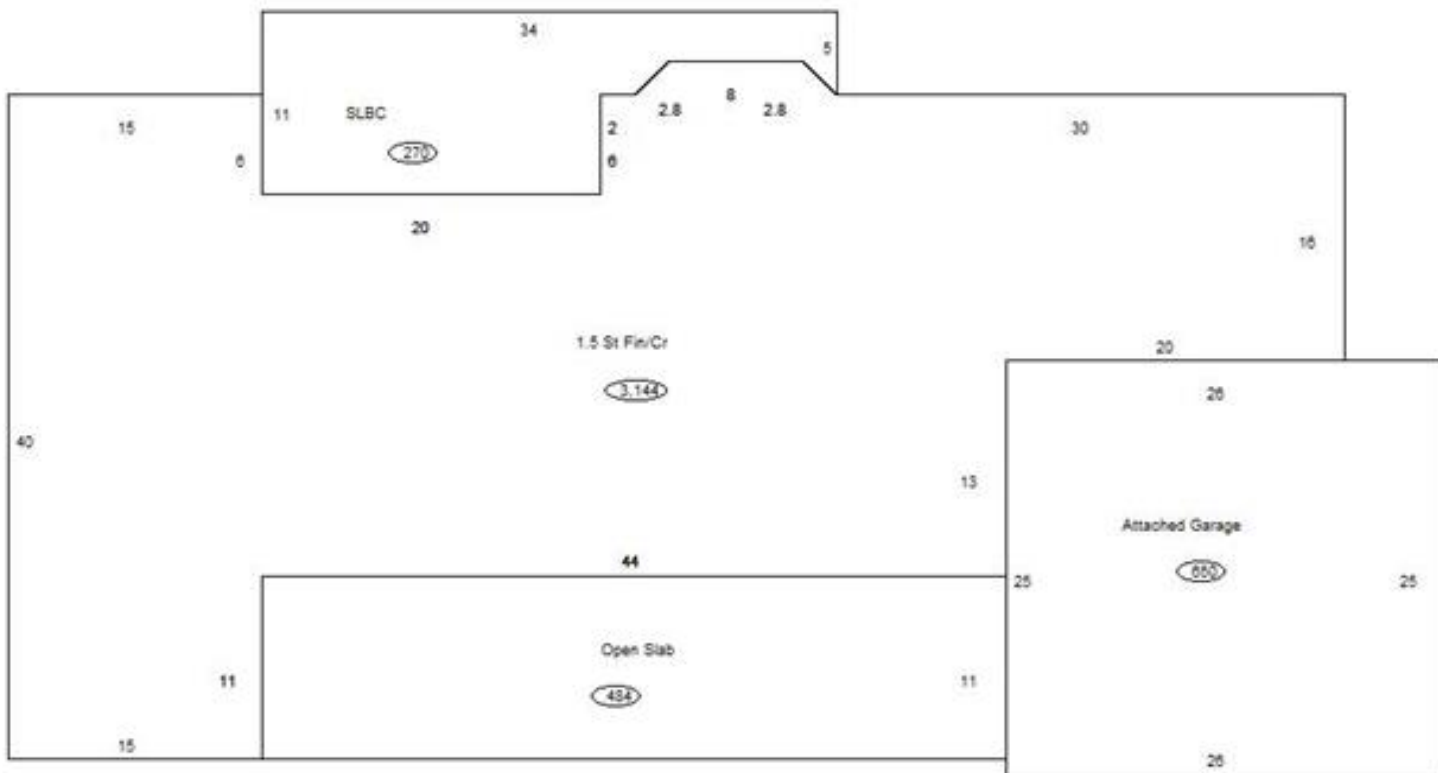
Date 04/18/2026

Time 10:54:32

Page 3

### Sketch Image

660107013



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,096	1.500	3,144
2	M	PATO		10	Open Slab	484	1.000	484
3	G	1		10	Attached Garage	650	1.000	650
4	M	PRCH		10	SLBC	270	1.000	270
<b>Total Building Area</b>						<b>2,096</b>		<b>3,144</b>



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Time 10:54:32  
Page 4

### Agland Inventory

660107013

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			8.000	36	36	288	288
<b>TMBR Totals</b>						8.000			288	288
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			5.510	142	142	780	780
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.310	142	142	44	44
<b>NTV PST Totals</b>						5.820			824	824
<b>Total Agland</b>						13.820			1,112	1,112