



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 660107138 Parcel ID 21N15E-36-2-00000-000-0000 Cadastral ID 36-21-15-05260 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 339198 BRUNER, CHARLES HAYS & BRUNER, AMANDA DAWN 24244 S RIDGEWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09041 E TOLBERT DR Subdivision Lot/Block / Parcel Size 3.59 - Acres Sec/Twn/Rng 36 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS				<p>660107138_001.JPG 4/9/2024</p>																																																		
Legal Description Lat/Long: 36.25814473 -95.66640102 TR DESC 2022-012267 AS COMM SW/C SEC; N01.1957W 2426.84'; N01 1957W 480.69'; N90E 405.91' TO POB; N00W 209.98'; N19.0416E 248 31'; N88.3942E 493.45'; S07.0037W 298.39'; S90W 508.03'; S00E 160 02'; N90W 30' 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 4</td> <td>R24 NEW SFR 3689 SQ FT</td> <td>01/2023</td> <td>03/2024</td> <td>675,000</td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>08/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 4	R24 NEW SFR 3689 SQ FT	01/2023	03/2024	675,000	S22	S23 SPLIT	08/2022	09/2022																									
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Units-Buildable		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Stucco
Base/Total Area	3,687 / 3,687
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,687
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,311 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	649,410		
Lot Value			
Indicated Value	649,410	176.14	Per SqFt
Agland Value	496		
Site Improvements			
Total Value	649,906	176.27	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	116.70	Total Misc Impr	+	46,211
Roofing Adj	+ 6.23	Garage Cost	+	84,455
Subfloor Adj	+ -4.30	Total RCN	=	662,663
Heat/Cool Adj	+ 18.45	Depreciation (2%)	-	13,253
Plumbing Adj	+ 7.21	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	649,410
Adj Base Cost	= 144.29	Lot Value	+	
Total Area	x 3,687	Indicated Value	=	649,410
Adjusted Cost	= 531,997	Value Per SqFt		176.14

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159888	18x13		234	36.16		8,461
PRCH	Slab Porch - Covered	159889	13x4		52	37.16		1,932
PRCH	Slab Porch - Covered	159890	647		647	34.71		22,457
FPPF	Fireplace - Prefabricated			1 2024	1	7,583.24		7,583
ODFP	Outdoor Fireplace/Firepit			1 2024	1	5,778.25		5,778



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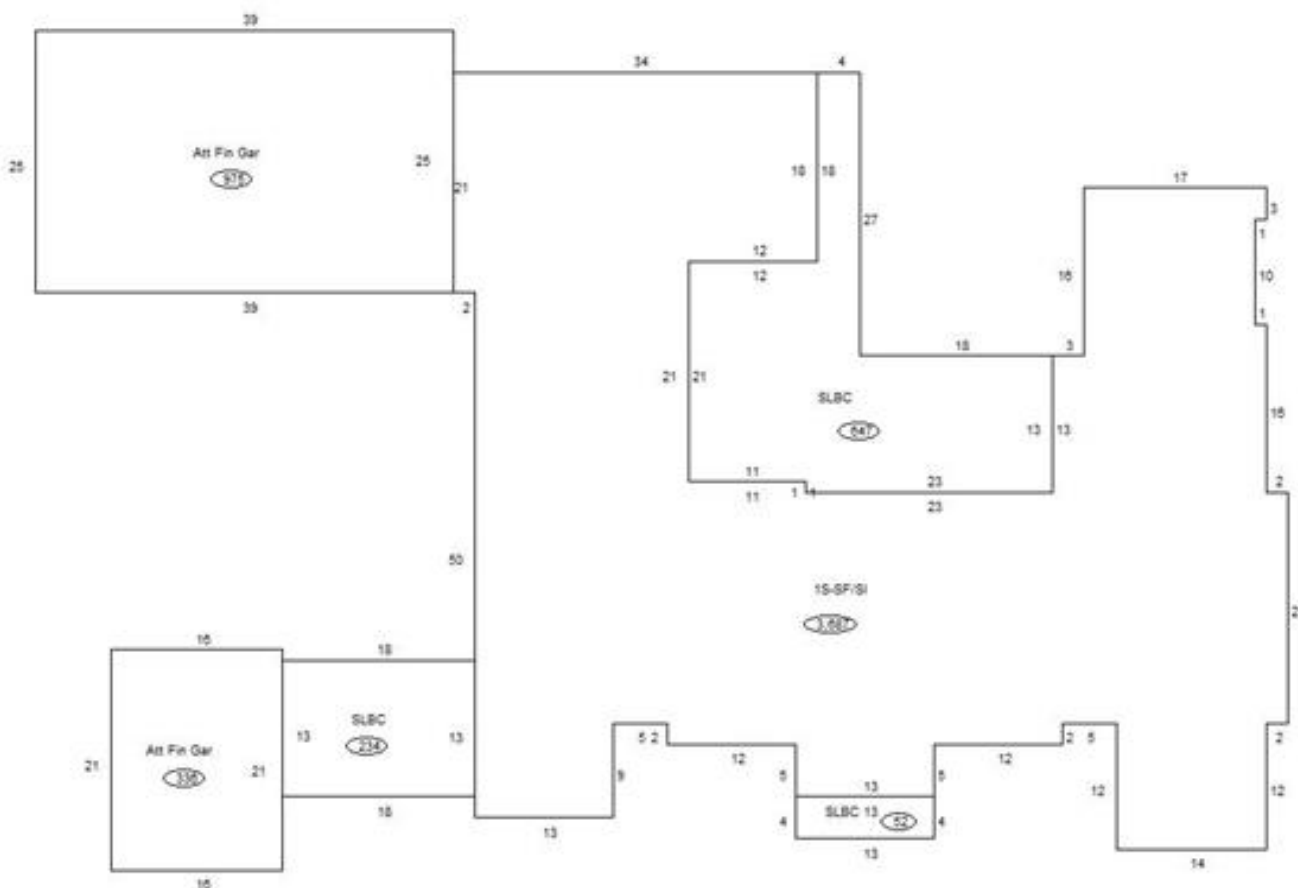
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,687	1.000	3,687
2	G	5		13	Att Fin Gar	975	1.000	975
3	G	5		13	Att Fin Gar	336	1.000	336
4	M	PRCH		13	SLBC	234	1.000	234
5	M	PRCH		13	SLBC	52	1.000	52
6	M	PRCH		13	SLBC	647	1.000	647
Total Building Area						3,687		3,687



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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
CO	COLLINSVILLE STONY LOAM	NTV PST	22			.872	53	53	46	46
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			2.718	166	166	450	450
NTV PST Totals						3.590			496	496
Total Agland						3.590			496	496