



# 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> 660108779 <b>Parcel ID</b> 21N16E-21-2-00000-001-0000 <b>Cadastral ID</b> 21-21-16-01720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 343680 MCCUISTIAN, ROGER  22077 S 4150 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 22077 S 4150 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.39 - Acres <b>Sec/Twn/Rng</b> 21 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">09/21/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-21\IMG_000! 9/21/2023</p>																																																											
<b>Legal Description</b> Lat/Long: 36.29170989 -95.61423992 TR DESC 2024-001135 AS BEG 582' S NW/C NW; E 416';N 250'; W 416'; S 250' TO POB.																																																																
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,008 / 2,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,008
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.8 /
Basement Area	
Garage Type	744 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

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	106.05	Total Misc Impr	+ 18,607	Roofing Adj	+ 5.50	Garage Cost	+ 22,164
Subfloor Adj	+ -2.19	Total RCN	= 305,285	Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	- 134,325
Plumbing Adj	+ 9.73	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 170,960
Adj Base Cost	= 131.73	Lot Value	+ 170,960	Total Area	x 2,008	Indicated Value	= 170,960
Adjusted Cost	= 264,514	Value Per SqFt	85.14	Adjusted Cost	= 264,514	Value Per SqFt	85.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,960		
Lot Value			
Indicated Value	170,960	85.14	Per SqFt
Agland Value	303		
Site Improvements			
Total Value	342,223	170.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	45531	5x4		20	11.48		230
PATO	SLAB PORCH - OPEN	45532	16x10		160	10.92		1,747
PRCH	SLAB PORCH - COVERED	45533	264		264	26.10		6,890
PRCH	SLAB PORCH - COVERED	45534	156		156	26.44		4,125



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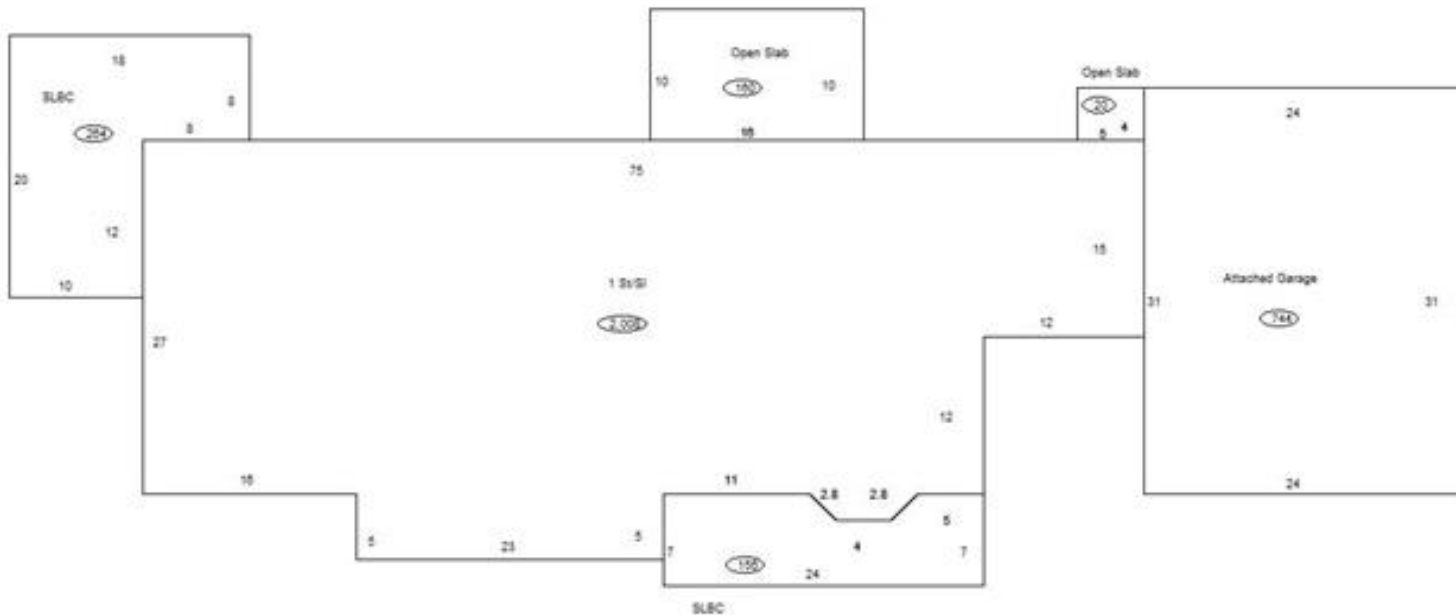
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,008	1.000	2,008
2	G	1		10	Attached Garage	744	1.000	744
3	M	PATO		10	Open Slab	20	1.000	20
4	M	PATO		10	Open Slab	160	1.000	160
5	M	PRCH		10	SLBC	264	1.000	264
6	M	PRCH		10	SLBC	156	1.000	156
<b>Total Building Area</b>						<b>2,008</b>		<b>2,008</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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.251	122	122	276	276
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.139	192	192	27	27
<b>NTV PST Totals</b>						2.390			303	303
<b>Total Agland</b>						2.390			303	303