




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 660108884 Parcel ID 21N17E-31-1-00000-015-0000 Cadastral ID 31-21-17-00512 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 344008 RAGLAND, PHILIP A & BRANDI N PO BOX 2911 CLAREMORE OK 74018-0000 Parcel Location Situs 24050 S 4200 RD Subdivision Lot/Block / Parcel Size 2.18 - Acres Sec/Twn/Rng 31 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS	 <p>660108884_001.JPG 10/9/2025</p>																				
Legal Description Lat/Long: 36.26326096 -95.52557957 TR DESC 2024-003131 AS BEG NE/C SEC; S01.2936E 430.38'; S88 3101W 220.24'; N01.2936W 430.38'; N88.3024E 220.24' 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>R25 027</td> <td>NEW DTCH ACC BLDG 40X60</td> <td>02/2025</td> <td>10/2025</td> <td>80,000</td> </tr> <tr> <td>R25 026</td> <td>NEW SFR 2520 SQ FT</td> <td>01/2025</td> <td>10/2025</td> <td>420,000</td> </tr> <tr> <td>S24</td> <td>S25 SPLIT</td> <td>04/2024</td> <td>12/2024</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R25 027	NEW DTCH ACC BLDG 40X60	02/2025	10/2025	80,000	R25 026	NEW SFR 2520 SQ FT	01/2025	10/2025	420,000	S24	S25 SPLIT	04/2024	12/2024	
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Bk/Pg	Grantor	Date	Price	Code																	
/	RAGLAND INVESTMENTS LLC	03/15/2024	65,000	21																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2025	Land Value	41,787	380	11%	42	Assessed	50,708	4,211.30
Year Frozen		Improvements	460,594	460,594		50,666	Penalty	0	
Uncapped Value	460,594	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	502,381	460,974		50,708	Total Taxable	50,708	4,211.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108884	RAGLAND, PHILIP A & BRANDI N	5	362	0	40	3.00		
2024	2024-660108884	RAGLAND, PHILIP A & BRANDI N	5	362	0	40	3.00		




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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.1761 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 94,791.00 x .44 = 41,787 Factor Value Adjustments Lot Value 41,787		 <p>660108884 10/09/25</p>

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	2,521 / 2,521
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,521
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	737 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	102.92	Total Misc Impr	+ 26,459	Roofing Adj	+ 5.15	Garage Cost	+ 34,374
Subfloor Adj	+ -3.37	Total RCN	= 379,034	Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,790
Plumbing Adj	+ 7.05	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 375,244
Adj Base Cost	= 126.22	Lot Value	+ 41,787	Total Area	x 2,521	Indicated Value	= 417,031
		Value Per SqFt	165.42	Adjusted Cost	= 318,201		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	375,244		
Lot Value	41,787		
Indicated Value	417,031	165.42	Per SqFt
Agland Value			
Site Improvements	85,350		
Total Value	502,381	199.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	6,429.63		6,430
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	3,473.83		3,474
PRCH	Porch	176785	252		252	28.63		7,215
PATC	Patio - Covered	176786	516		516	16.96		8,751
PRCH	Porch	176798	5x4		20	29.47		589



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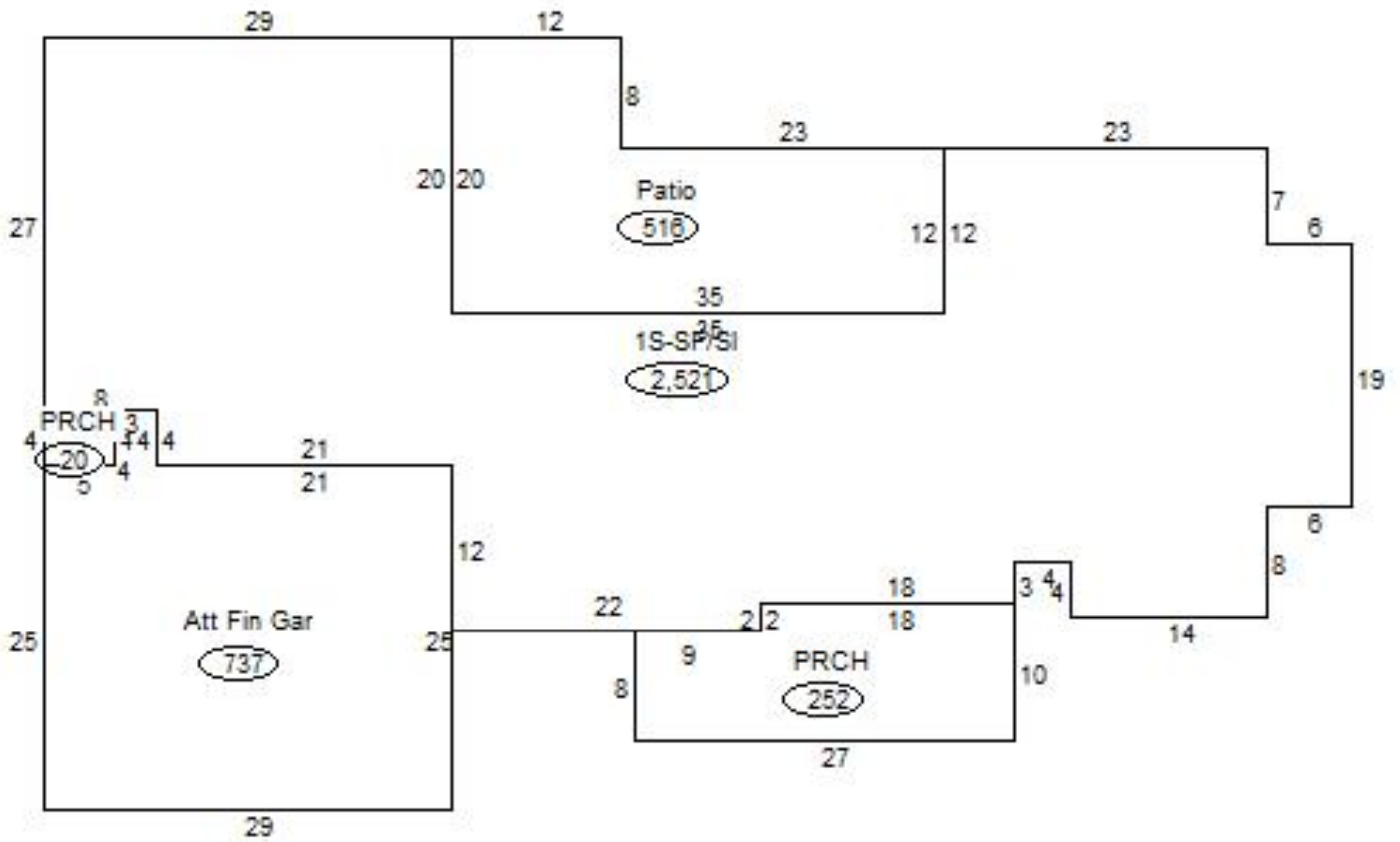
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Sketch Image

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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/Sl	2,521	1.000	2,521
2	G	5		20	Att Fin Gar	737	1.000	737
3	M	PRCH		20	PRCH	252	1.000	252
4	M	PATC		20	Patio	516	1.000	516
5	M	PRCH		20	PRCH	20	1.000	20
Total Building Area						2,521		2,521



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x60x14	Concrete	Composition Shingle	2,400
	Qual 4	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary Base Cost (35.83 x 2,400) 85,992		Modifier Total	RCN 85,992	Depr (1% Phys/ % Func) 860	RCNLD 85,132
	PATC	Patio - Covered	3x4x8	Concrete	Formed Metal	12
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary Base Cost (19.09 x 12) 229		Modifier Total	RCN 229	Depr (5% Phys/ % Func) 11	RCNLD 218