



# 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> 660109077 <b>Parcel ID</b> 22N15E-19-1-00000-011-0000 <b>Cadastral ID</b> 19-22-15-00403 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 344703 VICK, JOHN WILLIAM & DEANNE MICHELLE  4148 E CANEY RIVER RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 04240 E CANEY RIVER RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 11 - Acres <b>Sec/Twn/Rng</b> 19 / 22 / 15 / 1 <b>Neighborhood</b> 6020 - UNPLATTED <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																										
<b>Legal Description</b> Lat/Long: 36.36602849 -95.75585298																																																										
ONLY THAT PORTION CONTAINED IN SECTION 19-22-15 OF THE TRACT CONTAINED IN 19-22-15 & 30-22-15 SAID OVERALLTRACT DESC 2024-007248 AS BEG NE/C NW SECTION 30-22-15; S88.5914W 1169.97' TO POB; S49.2019E 158.07'; S36.5209W 5095.92'; N70.4221W 1315.62'; CURVE RIGHT RAD 1000' CENT ANG 03.1322 CHORD BEAR N23.57E					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
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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				<p>660109076 01/28/25</p> <p>\\tsclient\T\ROB STUFF\001.JPG 4/15/2025</p>	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	2 - Fair			Gross Rent	0.00
Architecture				Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	100% Frame, Siding, Metal			MRA Code	
Base/Total Area	600 / 600			Adusted R	
Style	100% One Story			Indicated Value	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	4 Metal, Preformed			Selection Model	1 Res
Area on Slab	600			Adjustment Model	A2 AO Test
Fixture/RghIn	/			Comparables	
Bed/F/H Bath	1 / 1.0 /			Indicated Value	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	900 Attached Garage - Finished			Selected Approach	Cost Approach
Remodel				Improvements	106,309
Year/Eff Age	2024 / 2			Lot Value	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value	106,309
Base Cost	105.40	Total Misc Impr	+ 5,009	Agland Value	455
Roofing Adj	+ 5.57	Garage Cost	+ 24,606	Site Improvements	
Subfloor Adj	+ 0.00	Total RCN	= 108,479	Total Value	213,073
Heat/Cool Adj	+ 10.30	Depreciation ( 2%)	- 2,170		355.12
Plumbing Adj	+ 10.17	Lump Sums	+ 0		Total Value Per SqFt
Basement Adj	+ 0.00	RCNLD	= 106,309		
Adj Base Cost	= 131.44	Lot Value	+ 106,309		
Total Area	x 600	Indicated Value	= 106,309		
Adjusted Cost	= 78,864	Value Per SqFt	177.18		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	164790	10x8		80	21.04		1,683
PRCH	Porch	164791	20x8		160	20.79		3,326



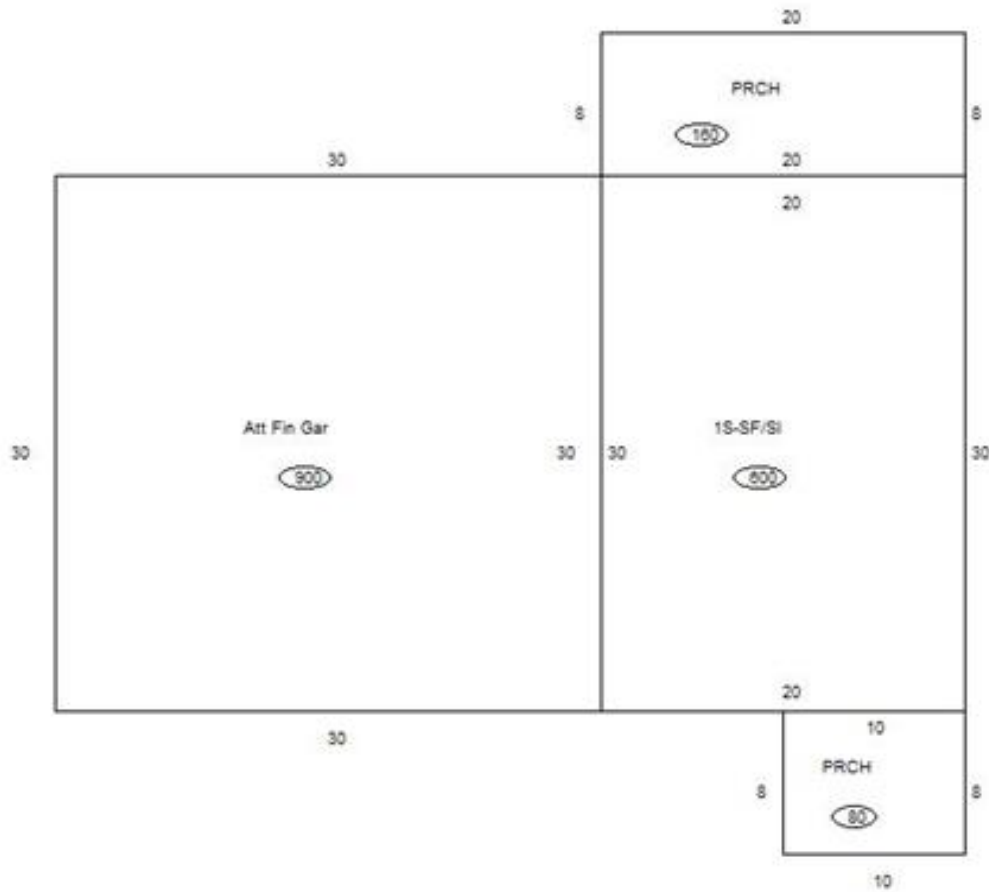
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Sketch Image

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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	1S-SF/SI	600	1.000	600
2	G	5		10	Att Fin Gar	900	1.000	900
3	M	PRCH		10	PRCH	80	1.000	80
4	M	PRCH		10	PRCH	160	1.000	160
<b>Total Building Area</b>						600		600



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,126 / 2,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,126
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	785 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

660109076_001.JPG	2/26/2026
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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	102.38	Total Misc Impr	+ 17,189	Roofing Adj	+ 4.67	Garage Cost	+ 36,612
Subfloor Adj	+ -3.00	Total RCN	= 360,487	Heat/Cool Adj	+ 14.47	Depreciation ( 0%)	- 0
Plumbing Adj	+ 8.63	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 360,487
Adj Base Cost	= 127.15	Lot Value	+ 360,487	Total Area	x 2,412	Indicated Value	= 360,487
Adjusted Cost	= 306,686	Value Per SqFt	149.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	360,487		
Lot Value			
Indicated Value	360,487	149.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	360,487	149.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194891	119		119	29.13		3,466
PATC	Patio - Covered	194892	430		430	16.96		7,293
FPR1	Fireplace - Residential 1 Story		1	2026	1	6,429.63		6,430



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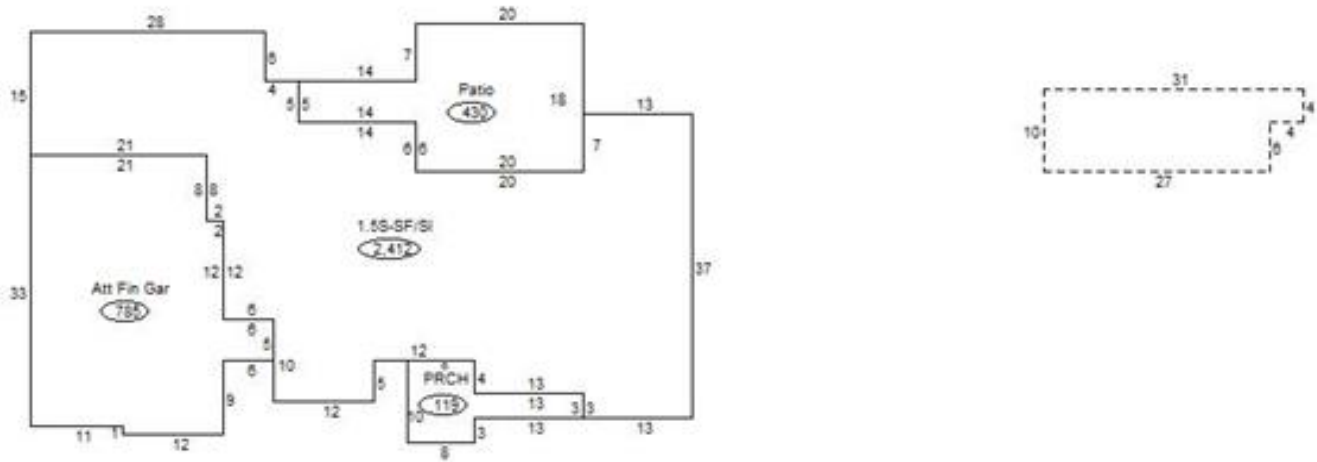
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,126	1.135	2,412
2	U	^UL		20	Upper Level (1)	286	1.000	286
3	G	5		20	Att Fin Gar	785	1.000	785
4	M	PRCH		20	PRCH	119	1.000	119
5	M	PATC		20	Patio	430	1.000	430
<b>Total Building Area</b>						2,126		2,412



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.817	108	108	88	88
SO	SOGN SOILS	NTV PST	15			10.183	36	36	367	367
<b>NTV PST Totals</b>						11.000			455	455
<b>Total Agland</b>						11.000			455	455