




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	660109349				 <p>660109349_001.JPG 10/7/2025</p>				
Parcel ID	21N16E-13-4-00000-002-0004								
Cadastral ID	13-21-16-01743								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	346224								
SELVIDGE, DAVID & ELLEN									
21600 S 4190 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21600 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.48 - Acres						
Sec/Twn/Rng	13 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.29361378 -95.55984758									
TR DESC 2024-008818 AS COMM NE/C SE; S01.2642E 550.70' TO POB; S01.2642E 106.96'; S01.2622E 44.70'; S88.2158W 991.58'; N01.2652W 44.60'; N01.2706W 109.20'; N88.2911E 991.60' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 146	NEW DTCH ACC BLDG 30X40	05/2025	10/2025	27,000					
R25 030	NEW SFR 1631 SQ FT	02/2025	10/2025	271,500					
S24	S25 SPLIT	09/2024	02/2025						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	T & N PROPERTIES LLC	01/16/2025	87,500	20					
/	T & N PROPERTIES LLC	07/11/2024	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2026	Land Value	87,549	87,549	11%	9,630	Assessed	39,076 3,245.26	
Year Frozen		Improvements	267,697	267,697		29,446	Penalty	0	
Uncapped Value	267,697	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	355,246	355,246		39,076	Total Taxable	38,076 3,162.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109349	SELVIDGE, DAVID & ELLEN	5	731	0	80	7.00		
2024	2024-660109349	T & N PROPERTIES LLC	5	731	0	80	7.00		




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.5948 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 156,587.00 x .46 = 71,393 Factor Value Adjustments 1.2263 Lot Value 87,549		 <p>660109349_001.JPG 10/7/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,535 / 1,535
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,535
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 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	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.40	Total Misc Impr	+ 10,198	Garage Cost	+ 21,216	Total RCN	= 227,909
Roofing Adj	+ 4.49	Depreciation (1%)	- 2,279	Lump Sums	+ 0	RCNLD	= 225,630
Subfloor Adj	+ -1.15	Lot Value	+ 87,549	Indicated Value	= 313,179	Value Per SqFt	204.03
Heat/Cool Adj	+ 11.47						
Plumbing Adj	+ 6.80						
Basement Adj	+ 0.00						
Adj Base Cost	= 128.01						
Total Area	x 1,535						
Adjusted Cost	= 196,495						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,630		
Lot Value	87,549		
Indicated Value	313,179	204.03	Per SqFt
Agland Value			
Site Improvements	42,067		
Total Value	355,246	231.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176771	134		134	23.82		3,192
PATC	Patio - Covered	176772	41x12		492	14.24		7,006



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (35.41 x 1,200)	42,492	42,492	425	42,067