



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:25:33
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Assessment Data				Primary Image																																																		
Account 660109350 Parcel ID 21N16E-13-4-00000-003-0004 Cadastral ID 13-21-16-01744 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 347476 BAUER, MATTIE JO & DEVIN 21606 S 4190 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21606 S 4190 RD Subdivision Lot/Block / Parcel Size 3.5 - 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 2024-008819 AS COMM NE/C SE; S01.2642E 659.74'; S01 2622E 44.70' TO POB; S01.2622E 153.77'; S88.2158W 991.55'; N01 2652W 153.77'; N88.2158E 991.58' 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>R24 324</td> <td>NEW SFR 1564 SQ FT</td> <td>09/2024</td> <td>06/2025</td> <td>310,000</td> </tr> <tr> <td>S24</td> <td>S25 SPLIT</td> <td>09/2024</td> <td>09/2024</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R24 324	NEW SFR 1564 SQ FT	09/2024	06/2025	310,000	S24	S25 SPLIT	09/2024	09/2024																															
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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.5601	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	155,078.00 x .46 = 71,091	
Factor Value		
Adjustments	1.6597	
Lot Value	117,991	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,571 / 1,571
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,571
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	518 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660109350_001.JPG 6/30/2025

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	112.86	Total Misc Impr	+	6,093	
Roofing Adj	+ 4.93	Garage Cost	+	20,534	
Subfloor Adj	+ -2.31	Total RCN	=	239,403	
Heat/Cool Adj	+ 12.64	Depreciation (1%)	-	2,394	
Plumbing Adj	+ 7.32	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	237,009	
Adj Base Cost	= 135.44	Lot Value	+	117,991	
Total Area	x 1,571	Indicated Value	=	355,000	
Adjusted Cost	= 212,776	Value Per SqFt		225.97	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	237,009		
Lot Value	117,991		
Indicated Value	355,000	225.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	355,000	225.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172792	135		135	26.51		3,579
PATC	Patio - Covered	172793	16x8		128	19.64		2,514



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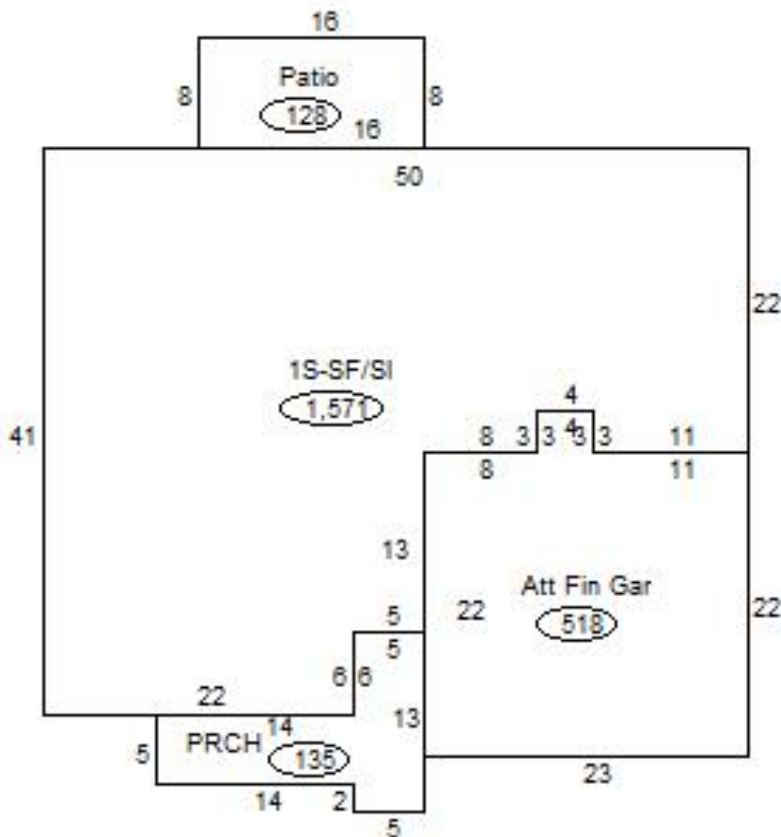
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Sketch Image

660109350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,571	1.000	1,571
2	G	5		20	Att Fin Gar	518	1.000	518
3	M	PRCH		20	PRCH	135	1.000	135
4	M	PATC		20	Patio	128	1.000	128
Total Building Area						1,571		1,571