




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 11:25:36  
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Assessment Data				Primary Image																																																		
<b>Account</b> 660109352 <b>Parcel ID</b> 21N16E-13-4-00000-005-0004 <b>Cadastral ID</b> 13-21-16-01746 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 348971 FOSDYCK, DALE & HUA  21620 S 4190 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 21620 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.5 - Acres <b>Sec/Twn/Rng</b> 13 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS				 <p>660109352_001.JPG 2/9/2026</p>																																																		
<b>Legal Description</b> Lat/Long: 36.29361378 -95.55984758 TR DESC 2024-008816 AS COMM NE/C SE; S01.2642E 659.74'; S01.2622E 352.24' TO POB; S01.2622E 153.77'; S88.2158W 991.51'; N01.2652W 153.77'; N88.2158E 991.53' TO POB.				<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>R25 213</td> <td>NEW SFR 1800 SQ FT</td> <td>07/2025</td> <td>02/2026</td> <td>260,000</td> </tr> <tr> <td>S24</td> <td>S25 SPLIT</td> <td>09/2024</td> <td>07/2025</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R25 213	NEW SFR 1800 SQ FT	07/2025	02/2026	260,000	S24	S25 SPLIT	09/2024	07/2025																															
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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.495	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	152,242.00 x .46 = 70,524	
Factor Value		
Adjustments		
Lot Value	70,524	



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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	1,785 / 1,785
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,785
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	629 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

### 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	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	274,237
Lot Value	70,524
Indicated Value	344,761
Agland Value	193.14 Per SqFt
Site Improvements	
Total Value	344,761 193.14 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.07	Total Misc Impr	+ 11,292
Roofing Adj	+ 4.81	Garage Cost	+ 23,933
Subfloor Adj	+ -2.31	Total RCN	= 274,237
Heat/Cool Adj	+ 12.64	Depreciation ( 0%)	- 0
Plumbing Adj	+ 8.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 274,237
Adj Base Cost	= 133.90	Lot Value	+ 70,524
Total Area	x 1,785	Indicated Value	= 344,761
Adjusted Cost	= 239,012	Value Per SqFt	193.14

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194836	6x6		36	26.82		966
PATC	Patio - Covered	194837	110		110	19.92		2,191
PATO	Patio - Open	194838	335		335	8.78		2,941
FPPF	Fireplace - Prefabricated		1	2026	1	5,194.00		5,194

