



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 660109663 Parcel ID 21N17E-31-1-00000-016-0000 Cadastral ID 31-21-17-00513 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 347417 FITZGERALD, DAVID A & AMBER N 16950 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 16950 E 520 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>660109663_001.JPG 10/9/2025</p>																																																		
Legal Description Lat/Long: 36.26285538 -95.52652752																																																						
TR DESC 2024-016299 AS COMM NE/C NE; S88.3024W 220.24' TO POB; S01.2936E 430.38'; S88.3101W 220.24'; N01.2936W 430.34'; 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 005 S24</td> <td>NEW SFR 2035 SQ FT S25 SPLIT</td> <td>01/2025 12/2024</td> <td>10/2025 01/2025</td> <td>235,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R25 005 S24	NEW SFR 2035 SQ FT S25 SPLIT	01/2025 12/2024	10/2025 01/2025	235,000																																			
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Lot Data		Square-Foot - NBHD 2117 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.1618	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	94,167.00 x .44 = 41,613	
Factor Value		
Adjustments	4.0479	
Lot Value	168,445	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,887 / 1,887
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,887
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	671 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	103,84	Total Misc Impr	+	12,963
Roofing Adj	+ 4.76	Garage Cost	+	25,310
Subfloor Adj	+ -2.25	Total RCN	=	274,299
Heat/Cool Adj	+ 12.64	Depreciation (1%)	-	2,743
Plumbing Adj	+ 6.09	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	271,556
Adj Base Cost	= 125.08	Lot Value	+	168,445
Total Area	x 1,887	Indicated Value	=	440,001
Adjusted Cost	= 236,026	Value Per SqFt		233.17

Value Reconciliation

Selected Approach	Cost Approach
Improvements	271,556
Lot Value	168,445
Indicated Value	440,001
Agland Value	233.17 Per SqFt
Site Improvements	
Total Value	440,001
	233.17 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176781	19x6		114	26.57		3,029
PATC	Patio - Covered	176782	306		306	15.49		4,740
FPPF	Fireplace - Prefabricated		1	2025	1	5,194.00		5,194



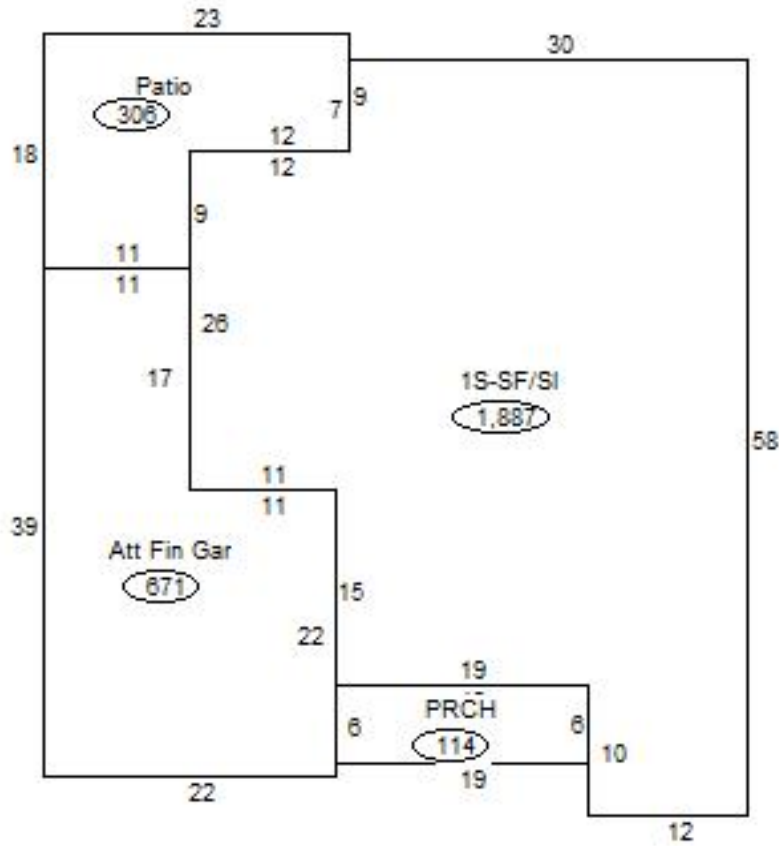
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Sketch Image

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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	1,887	1.000	1,887
2	G	5		20	Att Fin Gar	671	1.000	671
3	M	PRCH		20	PRCH	114	1.000	114
4	M	PATC		20	Patio	306	1.000	306
Total Building Area						1,887		1,887