



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:31:34  
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Assessment Data				Primary Image					
Account	660109664			 <p>660109664_001.JPG 7/3/2025</p>					
Parcel ID	21N17E-31-1-00000-017-0000								
Cadastral ID	31-21-17-00514								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	347628								
BARTON, CONNOR & ASHLEE									
16900 E 520 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	16900 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								
Legal Description Lat/Long: 36.26285538 -95.52652752				Building Permits					
TR DESC 2024-016301 AS COMM NE/C NE; S88.3024W 440.48' TO POB; S01.2936E 430.34'; S88.3101W 220.24'; N01.2914W 430.30'; N88 3024E 220.24' TO POB.				Number	Description	Opened	Closed	Amount	
				R25 017 S24	NEW SFR 2148 SQ FT S25 SPLIT	01/2025 12/2024	07/2025 01/2025	372,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RAGLAND INVESTMENTS LLC	07/23/2025	465,000	21
					/	RAGLAND INVESTMENTS LLC	12/03/2024	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2026	Land Value	146,751	146,751	11%	16,143	Assessed	51,168	4,249.50
Year Frozen		Improvements	318,406	318,406		35,025	Penalty	0	
Uncapped Value	318,406	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	465,157	465,157		51,168	Total Taxable	51,168	4,250.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109664	BARTON, CONNOR & ASHLEE			5	366	0	40	3.00



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 2.1838 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 95,125.00 x .44 = 41,881 <b>Factor Value</b> <b>Adjustments</b> 3.5040 <b>Lot Value</b> 146,751		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Frame, Siding, Wood 20% Veneer, Masonry
<b>Base/Total Area</b>	2,133 / 2,133
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,133
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	781 Attached Garage - Finished 3 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2025 / 1

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adjusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.63	<b>Total Misc Impr</b>	+ 13,942	<b>Roofing Adj</b>	+ 5.30	<b>Garage Cost</b>	+ 36,426
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	= 321,622	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 1%)</b>	- 3,216
<b>Plumbing Adj</b>	+ 6.17	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 318,406
<b>Adj Base Cost</b>	= 127.17	<b>Lot Value</b>	+ 146,751	<b>Total Area</b>	x 2,133	<b>Indicated Value</b>	= 465,157
		<b>Value Per SqFt</b>	218.08	<b>Adjusted Cost</b>	= 271,254		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	318,406		
<b>Lot Value</b>	146,751		
<b>Indicated Value</b>	465,157	218.08	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	465,157	218.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172849	67		67	29.32		1,964
PATC	Patio - Covered	172850	350		350	17.23		6,031
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13		5,947



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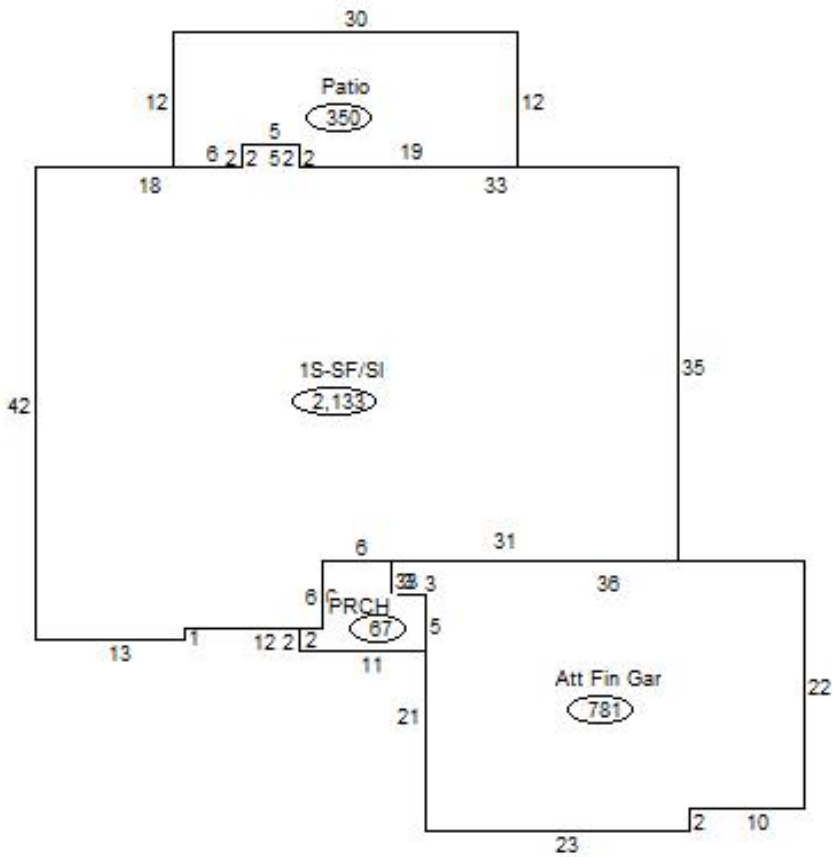
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Sketch Image

660109664



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,133	1.000	2,133
2	G	5		20	Att Fin Gar	781	1.000	781
3	M	PRCH		20	PRCH	67	1.000	67
4	M	PATC		20	Patio	350	1.000	350
<b>Total Building Area</b>						<b>2,133</b>		<b>2,133</b>