




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660110660 <b>Parcel ID</b> 21N15E-11-1-00000-001-0000 <b>Cadastral ID</b> 11-21-15-00120 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 319681 WAHLE HOMES LLC  19578 S 4120 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20072 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.52 - Acres <b>Sec/Twn/Rng</b> 11 / 21 / 15 / 1 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0035. 7/26/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.32006310 -95.67089461 TR DESC 2025-017086 AS COMM NE/C NE NE; S01.1442E 416.88' TO POB; S88.4715W 527.10'; S01.1443E 208.44'; N88.4715E 527.10'; N01 1442W 208.44' TO POB.																																																						
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Square-Foot Base Lot Value 109,771.00 x .76 = 83,025 Factor Value Adjustments 1.1542 Lot Value 95,827		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	924 / 924
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1946 / 80

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0722\IMG\_0035. 7/26/2022

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	95.96	Total Misc Impr	+ 8,569	Roofing Adj	+ 4.33	Garage Cost	+ 0
Subfloor Adj	+ 2.45	Total RCN	= 109,211	Heat/Cool Adj	+ 0.76	Depreciation ( 80%)	- 87,369
Plumbing Adj	+ 5.42	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 21,842
Adj Base Cost	= 108.92	Lot Value	+ 95,827	Total Area	x 924	Indicated Value	= 117,669
		Value Per SqFt	127.35	Adjusted Cost	= 100,642		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,842		
Lot Value	95,827		
Indicated Value	117,669	127.35	Per SqFt
Agland Value			
Site Improvements	7,332		
Total Value	125,001	135.28	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	28380	8x4		32	21.19	678
EPSW	ENCLOSED PORCH - SOLID WALL	28381	18x8		144	54.80	7,891



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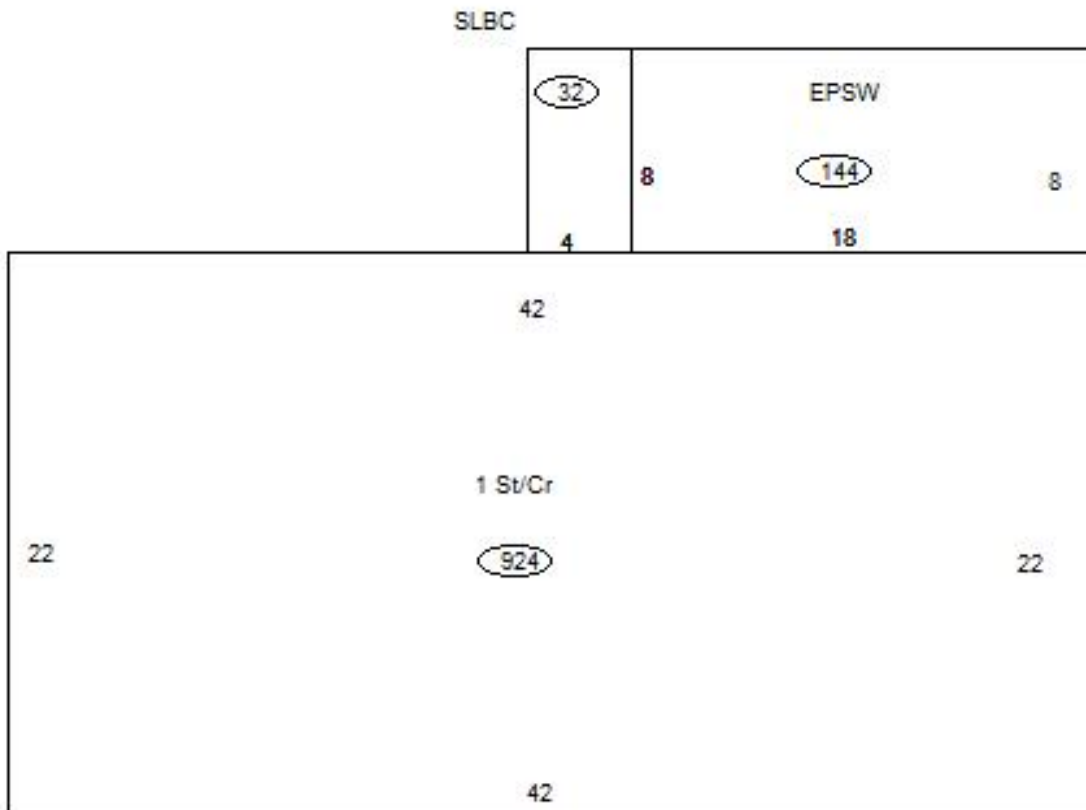
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### Sketch Image

660110660



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	924	1.000	924
2	M	PRCH		10	SLBC	32	1.000	32
3	M	EPSW		10	EPSW	144	1.000	144
<b>Total Building Area</b>						924		924



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,100
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (10.34 x 1,100)	11,374	11,374	4,550	6,824



CP	CARPORT DIRT	0x0x0			264
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (3.50 x 264)	924	924	416	508