



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	660000558								
Parcel ID	21N15E-01-3-00000-000-0000								
Cadastral ID	01-21-15-00600								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	314150								
GINGERICH, GRANT & MELISSA									
19727 S 4120 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19727 S 4120 RD								
Subdivision									
Lot/Block	0000 / 0000	Parcel Size	10.5 - Acres						
Sec/Twn/Rng	1 / 21 / 15 / 3								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32813368 -95.66533575									
NE NW SW & N 104', W 208' SE NW SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 020	NEW POOL 20X28	04/2025	06/2025	71,000					
R22 0098	R23 NEW SFR 3560 SQ FT	03/2022	12/2022	450,000					
R20	R21 POSS MED MARI GROWER-OUTI	10/2020	01/2021						
R4	R4 NEW MOBILE	01/2003	12/2003						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MNG FARM LLC	11/24/2021	0	4					
/	GINGERICH, GRANT & MELISSA	04/24/2020	0	4					
/	HINES, BRANDEN M &	06/24/2019	112,000	YES					
/	HINES, BRANDEN M &	03/29/2019	0	4					
2692/748	NICHOLS, RONNIE ALLEN JR &	02/20/2018	0	4					
2372/324	NICHOLS, LOU ANN	12/10/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	2020	Land Value	187,291	187,291	11%	20,602	Assessed	90,492 9,632.11	
Year Frozen	0	Improvements	652,171	635,356		69,890	Penalty	0	
Uncapped Value	31,517	Mobile Home	0	0	0	0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	839,462	822,647	90,492	Total Taxable	89,492	9,540.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000558	GINGERICH, GRANT & MELISSA	8	785,492	1000	83,490	8,901.00		
2024	2024-660000558	GINGERICH, GRANT & MELISSA	8	821,437	1000	81,029	8,638.00		
2023	2023-660000558	GINGERICH, GRANT & MELISSA	8	796,148	0	79,640	8,411.00		
2022	2022-660000558	GINGERICH, GRANT & MELISSA	8	116,626	0	12,829	1,364.00		
2021	2021-660000558	MNG FARM LLC	8	116,626	0	12,829	1,307.00		
2020	2020-660000558	MNG FARM LLC	8	111,998	0	12,320	1,301.00		
2019	2019-660000558	GINGERICH, GRANT & MELISSA	8	85,500	0	7,962	849.00		
2018	2018-660000558	HINES, BRANDEN M &	8	85,500	0	7,583	808.00		
2017	2017-660000558	NICHOLS, RONNIE ALLEN JR &	8	85,500	0	7,222	757.00		
2016	2016-660000558	NICHOLS, RONNIE ALLEN JR &	8	85,500	0	6,878	742.00		
2015	2015-660000558	NICHOLS, RONNIE ALLEN JR &	8	85,500	0	6,551	674.00		
2014	2014-660000558	NICHOLS, RONNIE ALLEN JR &	8	85,500	0	6,239	652.00		
2013	2013-660000558	NICHOLS, LOU ANN	8	85,500	0	5,942	612.00		



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10.5	
Non-Ag Acres	10.4987	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	457,322.00 x .41 = 187,291	
Factor Value		
Adjustments	1.0000	
Lot Value	187,291	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,380 / 3,897
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,380
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	1,194 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	703,099	180.42	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	110.54	Total Misc Impr	+	32,305	
Roofing Adj	+ 5.48	Garage Cost	+	76,917	
Subfloor Adj	+ -3.70	Total RCN	=	641,474	
Heat/Cool Adj	+ 18.45	Depreciation (3%)	-	19,244	
Plumbing Adj	+ 5.81	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	622,230	
Adj Base Cost	= 136.58	Lot Value	+	187,291	
Total Area	x 3,897	Indicated Value	=	809,521	
Adjusted Cost	= 532,252	Value Per SqFt		207.73	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	622,230		
Lot Value	187,291		
Indicated Value	809,521	207.73	Per SqFt
Agland Value			
Site Improvements	29,941		
Total Value	839,462	215.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156146	92		92	37.02		3,406
PRCH	Slab Porch - Covered	156147	612		612	34.83		21,316
FPPF	Fireplace - Prefabricated		1		1	7,583.24		7,583
SHLT	STORM SHELTER AG		1		1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x28x6	Concrete		560
	Qual 4	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (56.28 x 560)		31,517		31,517	1,576	29,941