Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660000574
Parcel ID	21N15E-01-3-00000-000-0000
Cadastral ID	01-21-15-02000
Property Type	REAL - Real Property
Property Class	RR **VI Area** 4
Tax Area	8 - CLAREMORE/ NW FIRE
Name ID	323046

REEVES, GAGE P

19915 S 4120 RD
CLAREMORE OK 74017-0000

Parcel Location

Situs	19915 S 4120 RD		
Subdivision			
Lot/Block	/	**Parcel Size**	1 - Acres
Sec/Twn/Rng	1 / 21 / 15 / 3		
Neighborhood	6080 - UNPLATTED		
School District	S001 - CLAREMORE SCHOOLS		

Primary Image

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Legal Description

Lat/Long: 36.32403038 -95.66814934

S 150', N 580', W 209.4' NW SW SW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2673/576	BAYVIEW LOAN SERVICING LLC	09/26/2017	73,000	3
2633/144	YANG, VICTORIA L	05/03/2017	0	10
2038/631	PALINSKEE, DAVID L SR &	06/18/2009	74,500	YES
955/107	SEMAN, DONALD P	04/30/1994	50,800	No
853/236			50,000	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax
Remove Cap	2018	Land Value	50,703	45,109	11%	4,962	Assessed	11,975	1,274.64
Year Frozen	0	Improvements	63,755	63,755		7,013	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	114,458	108,864		11,975	Total Taxable	11,975	1,275.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000574	REEVES, GAGE P	8	119,778	0	11,404	1,214.00
2024	2024-660000574	REEVES, GAGE P	8	122,911	0	10,862	1,156.00
2023	2023-660000574	REEVES, GAGE P	8	122,156	0	10,344	1,093.00
2022	2022-660000574	REEVES, GAGE P	8	90,337	0	9,852	1,047.00
2021	2021-660000574	REEVES, GAGE P	8	90,316	0	9,383	957.00
2020	2020-660000574	REEVES, GAGE P	8	84,178	0	8,937	944.00
2019	2019-660000574	REEVES, GAGE P	8	77,370	0	8,511	908.00
2018	2018-660000574	REEVES, GAGE P	8	81,456	0	8,960	955.00
2017	2017-660000574	BAYVIEW LOAN SERVICING LLC	8	80,717	0	8,879	930.00
2016	2016-660000574	YANG, VICTORIA L	8	78,988	0	8,689	936.00
2015	2015-660000574	YANG, VICTORIA L	8	79,754	0	8,773	903.00
2014	2014-660000574	YANG, VICTORIA L	8	80,455	0	8,646	904.00
2013	2013-660000574	YANG, VICTORIA L	8	78,207	0	8,234	848.00

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Lot Data

Square-Foot - NBHD 6080 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0233	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	44,575.00 x 1.14 = 50,703	
Factor Value		
Adjustments	1.0000	
Lot Value	50,703	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	984 / 984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	66,392	67.47	**Per SqFt**

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		96.14	**Total Misc Impr**	+	8,080
Roofing Adj	+	4.34	**Garage Cost**	+	
Subfloor Adj	+	2.55	**Total RCN**	=	124,605
Heat/Cool Adj	+	10.30	**Depreciation (55%)**	-	68,533
Plumbing Adj	+	5.09	**Lump Sums**	+	3,075
Basement Adj	+	0.00	**RCNLD**	=	59,147
Adj Base Cost	=	118.42	**Lot Value**	+	50,703
Total Area	x	984	**Indicated Value**	=	109,850
Adjusted Cost	=	116,525	**Value Per SqFt**		111.64

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	59,147		
Lot Value	50,703		
Indicated Value	109,850	111.64	**Per SqFt**
Agland Value			
Site Improvements	4,608		
Total Value	114,458	116.32	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1728	20x20		400	20.20		8,080
WODO	WOOD DECK - OPEN	1729	16x12		192	20.02	20%	3,075

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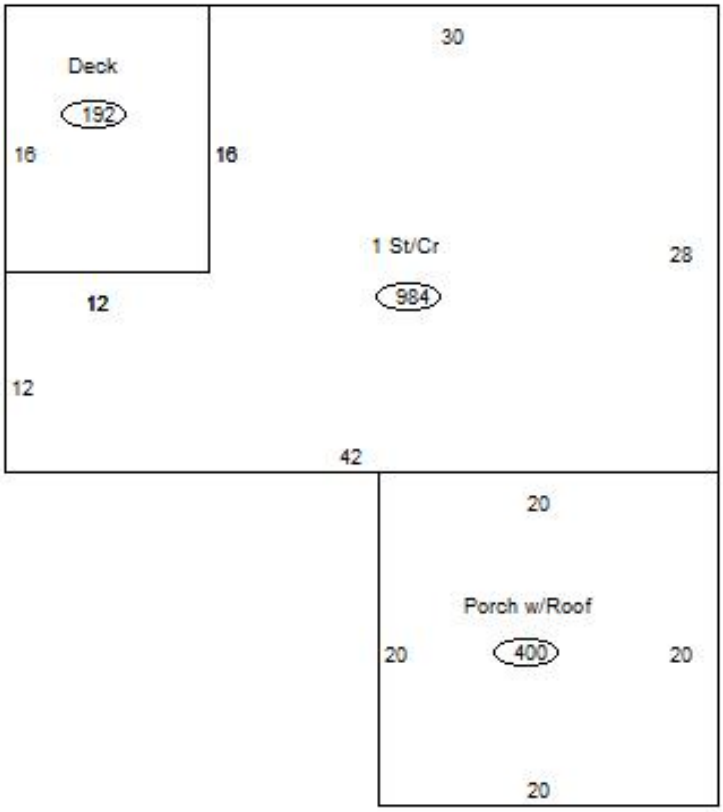
Sketch Image 660000574



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	984	1.000	984
2	M	PRCH		13	SLBC	400	1.000	400
3	M	WODO		13	WODO	192	1.000	192
					Total Building Area	984		984

Outbuildings/Site Improvements 660000574

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	**Cond** 3	**Year**	**Eff Age**		

Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (16.00 x 720)	11,520		11,520	6,912	4,608