



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:58:26
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Assessment Data					Primary Image																																																																																																																				
Account 660000578 Parcel ID 21N15E-01-3-00000-000-0000 Cadastral ID 01-21-15-02500 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 324273 MCNAMARA, SEAN & KELLY 19741 S 4120 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19741 S 4120 RD Subdivision Lot/Block / Parcel Size 9.5 - Acres Sec/Twn/Rng 1 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32633564 -95.66522924 SE NW SW LESS N 104.35' W 208.7'																																																																																																																									
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	9.5		
Non-Ag Acres	9.2605		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	403,386.00 x .42 = 171,110		
Factor Value			
Adjustments	1.0000		
Lot Value	171,110		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,978 / 3,186
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,978
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	479,133 150.39 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	419,220
Lot Value	171,110
Indicated Value	590,330 185.29 Per SqFt
Agland Value	
Site Improvements	28,500
Total Value	618,830 194.23 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.95	Total Misc Impr	+	25,414
Roofing Adj	+ 3.77	Garage Cost	+	29,886
Subfloor Adj	+ -2.87	Total RCN	=	441,284
Heat/Cool Adj	+ 16.31	Depreciation (5%)	-	22,064
Plumbing Adj	+ 8.99	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	419,220
Adj Base Cost	= 121.15	Lot Value	+	171,110
Total Area	x 3,186	Indicated Value	=	590,330
Adjusted Cost	= 385,984	Value Per SqFt		185.29

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	140679	288		288	31.98		9,210
PRCH	SLAB PORCH - COVERED	140680	20x14		280	32.00		8,960
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244
SHLT	STORM SHELTER		1	2019	1	0.00		



Rogers

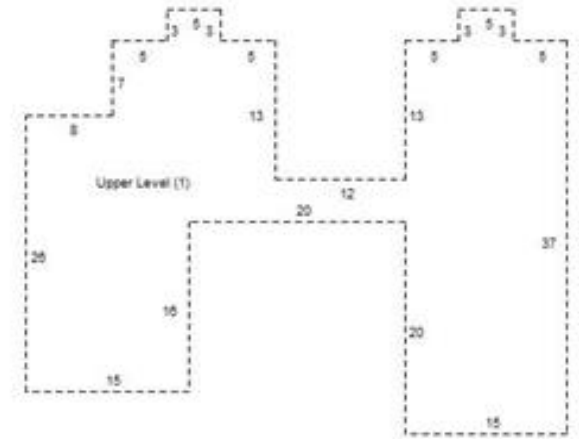
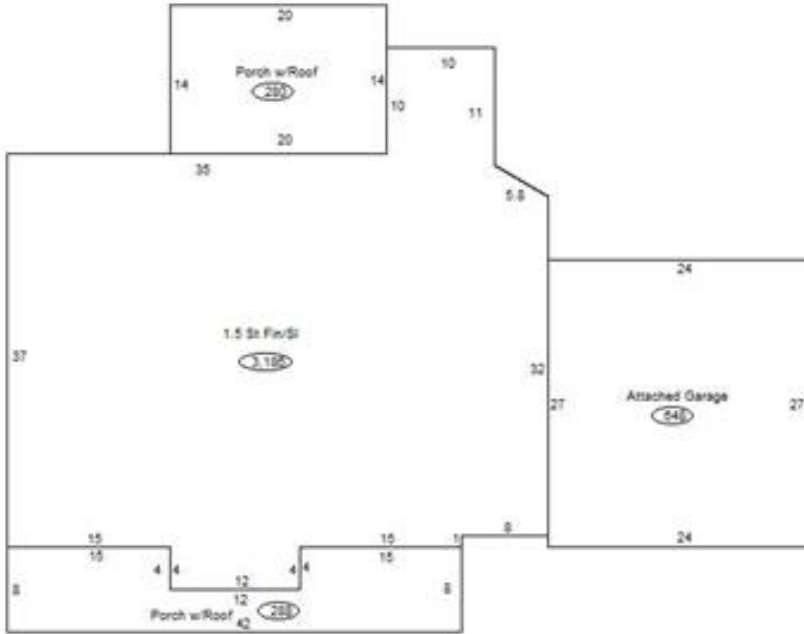
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,978	1.611	3,186
2	U	^UL		13	Upper Level (1)	1,208	1.000	1,208
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	280	1.000	280
5	G	1		13	Attached Garage	648	1.000	648
Total Building Area						1,978		3,186



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 7	Cond 6	Year 2022	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500