Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	05:26:52
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Assessment Data

Account 660000983
Parcel ID 22N17E-01-3-00000-000-0000
Cadastral ID 01-22-17-02300
Property Type REAL - Real Property
Property Class RA **VI Area** 2
Tax Area 71 - CHELSEA RURAL/FOYIL FIRE
Name ID 26954

PATTERSON, TOM H &
FELICIA J

21011 E 420 RD
CLAREMORE OK 74017-0000

Parcel Location

Situs 21011 E 420 RD
Subdivision
Lot/Block / **Parcel Size** 80 - Acres
Sec/Twn/Rng 1 / 22 / 17 / 3
Neighborhood 4070 - FOYIL SEQUOYAH AREA
School District S003 - CHELSEA SCHOOLS

Primary Image

\\tsclient\T\CASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020

Legal Description

Lat/Long: 36.41058742 -95.44910203

S2 SW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
2518/270	PATTERSON, TOM H	12/18/2015	0	4
956/176	PATTERSON, WILMA JEAN	05/11/1994	0	No

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	4,257	4,257	11%	468
Improvements	119,147	107,857		11,864
Mobile Home	500	500		55
Total Value	123,904	112,614		12,387

		Current Tax
Levy Rate	95.740	
Assessed	12,387	1,185.93
Penalty	0	
Exemption	1,000	-83.00
Total Taxable	11,387	1,103.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000983	PATTERSON, TOM H &	71	136,457	1000	11,027	1,068.00
2024	2024-660000983	PATTERSON, TOM H &	71	118,501	1000	10,676	1,055.00
2023	2023-660000983	PATTERSON, TOM H &	71	114,399	1000	10,336	1,033.00
2022	2022-660000983	PATTERSON, TOM H &	71	101,118	1000	10,006	1,007.00
2021	2021-660000983	PATTERSON, TOM H &	71	111,842	1000	9,686	982.00
2020	2020-660000983	PATTERSON, TOM H &	71	115,501	1000	9,375	961.00
2019	2019-660000983	PATTERSON, TOM H &	71	110,929	1000	9,072	946.00
2018	2018-660000983	PATTERSON, TOM H &	71	116,651	1000	8,779	907.00
2017	2017-660000983	PATTERSON, TOM H &	71	114,987	1000	8,494	887.00
2016	2016-660000983	PATTERSON, TOM H &	71	112,328	1000	8,218	872.00
2015	2015-660000983	PATTERSON, TOM H	71	112,055	1000	7,949	834.00
2014	2014-660000983	PATTERSON, TOM H	71	115,561	1000	7,689	832.00
2013	2013-660000983	PATTERSON, TOM H	71	109,992	1000	7,436	794.00

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Lot Data

Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

\\tsclient\T\CASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,392 / 1,392
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	3 / 1.0 /
Basement Area	
Garage Type	475 Carport - Gable Roof
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		101.73	**Total Misc Impr**	+	8,242
Roofing Adj	+	4.32	**Garage Cost**	+	3,848
Subfloor Adj	+	1.15	**Total RCN**	=	182,847
Heat/Cool Adj	+	11.47	**Depreciation (49%)**	-	89,595
Plumbing Adj	+	4.00	**Lump Sums**	+	2,195
Basement Adj	+	0.00	**RCNLD**	=	95,447
Adj Base Cost	=	122.67	**Lot Value**	+	
Total Area	x	1,392	**Indicated Value**	=	95,447
Adjusted Cost	=	170,757	**Value Per SqFt**		68.57

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	95,447		
Lot Value			
Indicated Value	95,447	68.57	**Per SqFt**
Agland Value	4,257		
Site Improvements	23,700		
Total Value	123,404	88.65	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	2760	22x6		132	23.83		3,146
FRAD	Frame Addition	162786	19x4		76	28.88		2,195

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Sketch Image 660000983

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,392	1.000	1,392
2	M	PRCH		13	SLBC	132	1.000	132
3	G	3		13	Carport, Gable Roof	475	1.000	475
4	M	FRAD		13	Frame Add	76	1.000	76
					Total Building Area	1,392		1,392

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Outbuildings/Site Improvements 660000983

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	38x16x0			1

Qual 3 **Cond** 3 **Year** 2021 **Eff Age** 4

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	6,300	23,700

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Lot Data

-

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

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Residential Data

Type	6 Mobile Home 50 x 14
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	700 / 700
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/Rghln	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		34.46	Total Misc Impr	+	0
Roofing Adj	+	2.86	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	32,494
Heat/Cool Adj	+	0.00	Depreciation (80%)	-	25,995
Plumbing Adj	+	9.10	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	6,499
Adj Base Cost	=	46.42	Lot Value	+	
Total Area	x	700	Indicated Value	=	6,499
Adjusted Cost	=	32,494	Value Per SqFt		9.28

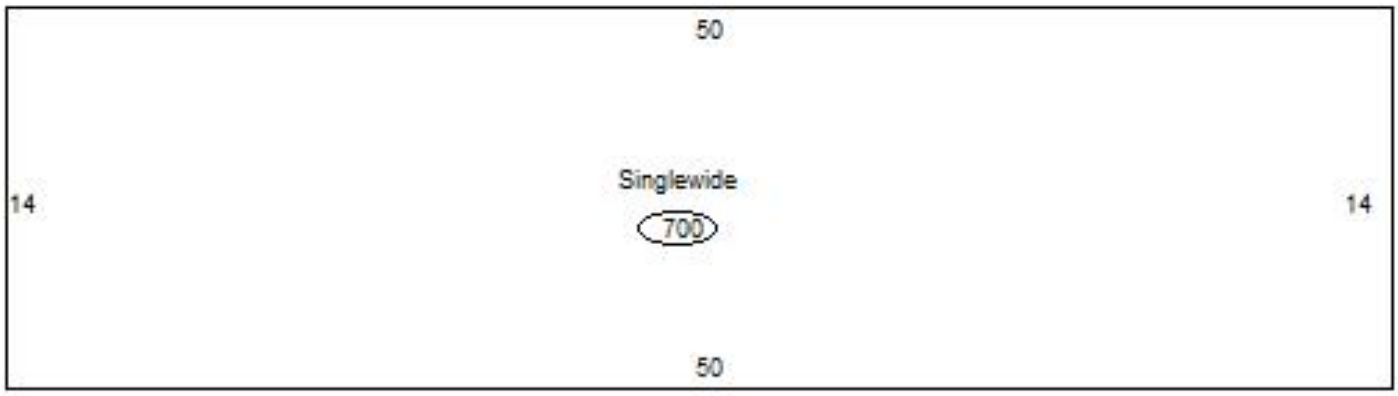
Value Reconciliation

Selected Approach	Correlated Value		
Improvements	500		
Lot Value			
Indicated Value	500	0.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	500	0.71	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

Sketch Image 660000983



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	700	1.000	700
					Total Building Area	700		700

Agland Inventory 660000983

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			40.790	36	36	1,468	1,468
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			17.431	63	63	1,098	1,098
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.714	85	85	145	145
				TMBR Totals		59.935			2,711	2,711
HC	HECTOR STONY SANDY LOAM	IMP PST	20			10.000	56	56	560	560
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			10.065	98	98	986	986
				IMP PST Totals		20.065			1,546	1,546
				Total Agland		80.000			4,257	4,257