



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:14:11
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002303 Parcel ID 21N15E-03-3-00000-000-0000 Cadastral ID 03-21-15-01200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 327449 VAUGHN, GERALD W II & TERESA M 20105 S 4100 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20105 S 4100 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 3 / 21 / 15 / 3 Neighborhood 6070 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>660002303_001.JPG 1/7/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32287561 -95.70115651																																																																																																																									
SE SW SW					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R24 263</td> <td>NEW SFR 750 SQ FT</td> <td>08/2024</td> <td>12/2024</td> <td>15,000</td> </tr> <tr> <td>R20 000139</td> <td>R21- NEW 30X50 DTCH ACC BLDG</td> <td>05/2020</td> <td>09/2020</td> <td>18,000</td> </tr> <tr> <td>R19 000257</td> <td>R21- NEW 1500 SQ FT SFR</td> <td>07/2019</td> <td>09/2020</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 263	NEW SFR 750 SQ FT	08/2024	12/2024	15,000	R20 000139	R21- NEW 30X50 DTCH ACC BLDG	05/2020	09/2020	18,000	R19 000257	R21- NEW 1500 SQ FT SFR	07/2019	09/2020	30,000																																																																																												
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	10.1717	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	443,079.00 x .35 = 153,397	
Factor Value		
Adjustments	1.0000	
Lot Value	153,397	

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	750 / 750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	750
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	750 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



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	103.18	Total Misc Impr	+ 6,907
Roofing Adj	+ 5.45	Garage Cost	+ 20,505
Subfloor Adj	+ 0.00	Total RCN	= 122,707
Heat/Cool Adj	+ 10.30	Depreciation (2%)	- 2,454
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,253
Adj Base Cost	= 127.06	Lot Value	+ 153,397
Total Area	x 750	Indicated Value	= 273,650
Adjusted Cost	= 95,295	Value Per SqFt	364.87

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,253		
Lot Value	153,397		
Indicated Value	273,650	364.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	273,650	364.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161858	16x8		128	20.89		2,674
FPPF	Fireplace - Prefabricated			1 2024	1	4,233.11		4,233



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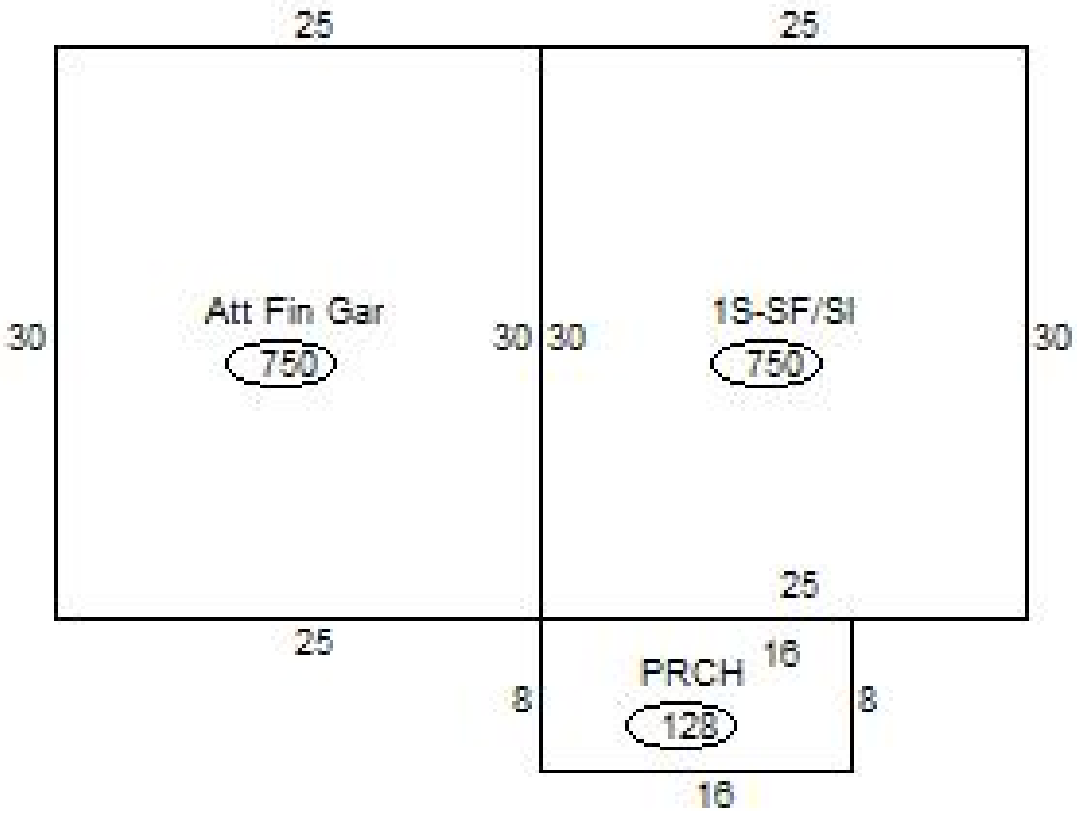
Date 04/17/2026

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Sketch Image

660002303



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	750	1.000	750
2	G	5		20	Att Fin Gar	750	1.000	750
3	M	PRCH		20	PRCH	128	1.000	128
Total Building Area						750		750



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Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\C\Users\Randy Necessary\Pictures\101_0324\IMG_0035. 3/25/2022	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 48 x 27	Indicated Value	
Condition	3 - Average	Multiple Regression	
Quality	3 - Average	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Double Wide	Indicated Value	
Exterior Wall	100% Lap	Direct Comparables	
Base/Total Area	1,296 / 1,296	Selection Model 1 Res	
Style	100% Double Wide	Adjustment Model A2 AO Test	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Correlated Value	
Bed/F/H Bath	/ /	Improvements 500	
Basement Area		Lot Value	
Garage Type		Indicated Value 500 0.39 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1997 / 22	Site Improvements	
Cost Approach		Total Value 500 0.39 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	34.97	Total Misc Impr	+ 0
Roofing Adj	+ 2.69	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 63,789
Heat/Cool Adj	+ 3.35	Depreciation (60%)	- 38,273
Plumbing Adj	+ 8.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 25,516
Adj Base Cost	= 49.22	Lot Value	+ 0
Total Area	x 1,296	Indicated Value	= 25,516
Adjusted Cost	= 63,789	Value Per SqFt	19.69
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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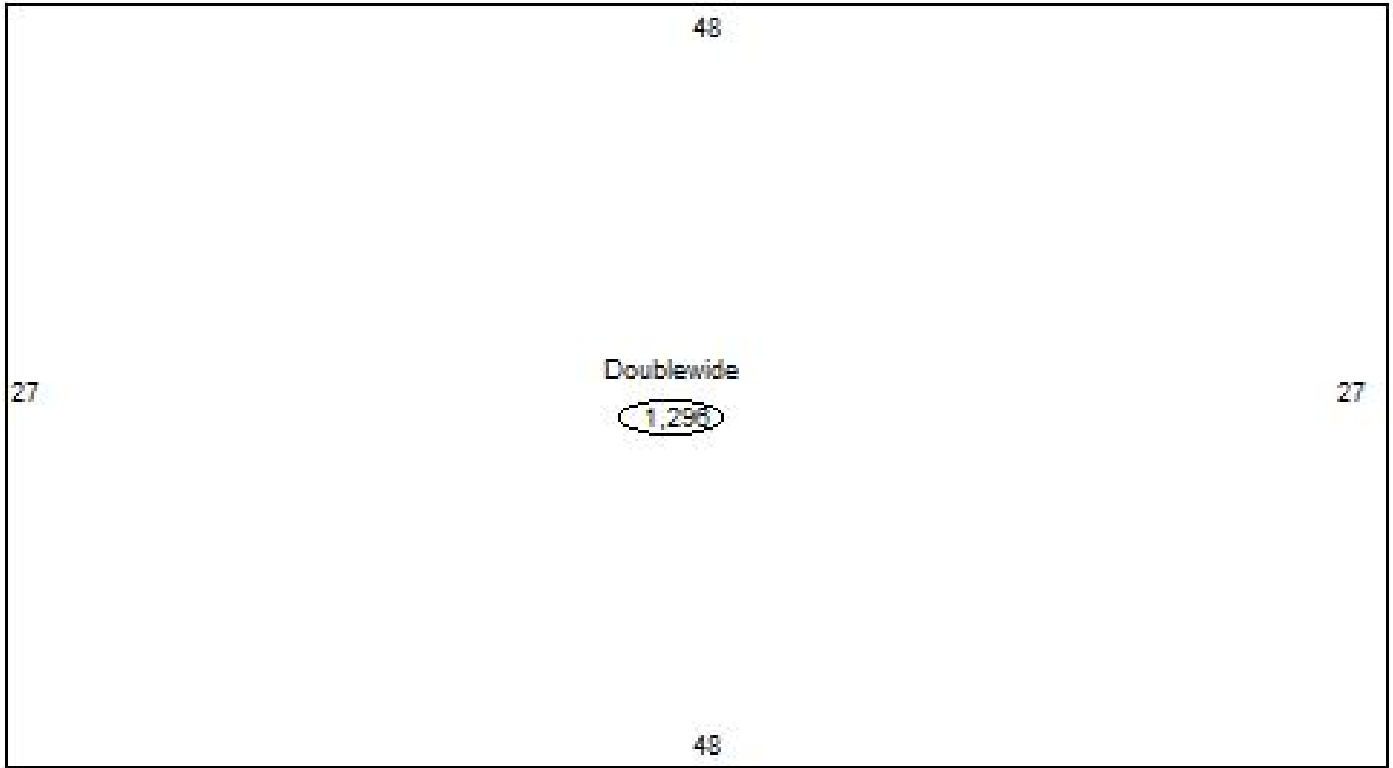
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Sketch Image

660002303



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,296	1.000	1,296
Total Building Area						1,296		1,296