



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	660002445								
Parcel ID	21N17E-03-4-00000-000-0000								
Cadastral ID	03-21-17-00310								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	51204								
NIXON, ROBERT L &									
DEBRA J									
19512 S 4230 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	19512 S 4230 RD								
Subdivision									
Lot/Block	/	Parcel Size	6.5 - Acres						
Sec/Twn/Rng	3 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description									
Lat/Long: 36.32806305 -95.47258818									
NE NE SE, LESS N 165' THEREOF AND LESS 1 SQ AC IN SE/C									
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					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	92,528	91,970	11%	10,117	Assessed	21,978	2,160.88
Year Frozen	0	Improvements	115,974	107,827		11,861	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	208,502	199,797		21,978	Total Taxable	20,978	2,073.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002445	NIXON, ROBERT L &	94	197,215	1000	20,337	2,009.00		
2024	2024-660002445	NIXON, ROBERT L &	94	197,215	1000	19,716	2,080.00		
2023	2023-660002445	NIXON, ROBERT L &	94	195,412	1000	19,113	2,057.00		
2022	2022-660002445	NIXON, ROBERT L &	94	193,210	1000	18,527	2,013.00		
2021	2021-660002445	NIXON, ROBERT L &	94	184,440	1000	17,958	1,887.00		
2020	2020-660002445	NIXON, ROBERT L &	94	181,857	1000	17,406	1,824.00		
2019	2019-660002445	NIXON, ROBERT L &	94	167,362	1000	16,870	1,743.00		
2018	2018-660002445	NIXON, ROBERT L &	94	172,844	1000	16,350	1,708.00		
2017	2017-660002445	NIXON, ROBERT L &	94	156,456	1000	14,511	1,497.00		
2016	2016-660002445	NIXON, ROBERT L &	94	152,938	1000	14,059	1,445.00		
2015	2015-660002445	NIXON, ROBERT L &	94	151,007	1000	13,621	1,430.00		
2014	2014-660002445	NIXON, ROBERT L &	94	153,370	1000	13,195	1,359.00		
2013	2013-660002445	NIXON, ROBERT L &	94	154,357	1000	12,781	1,298.00		




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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 6.5 Non-Ag Acres 6.3363 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 276,008.00 x .34 = 92,528 Factor Value Adjustments 1.0000 Lot Value 92,528		 <p>660002445 06/04/25</p> <p>660002445_002.JPG 6/24/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,143 / 1,837
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,143
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 166,975 90.90 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	84.92	Total Misc Impr	+ 15,787	Roofing Adj	+ 3.01	Garage Cost	+ 211,023
Subfloor Adj	+ -0.78	Total RCN	= 211,023	Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 103,401
Plumbing Adj	+ 7.66	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 107,622
Adj Base Cost	= 106.28	Lot Value	+ 92,528	Total Area	x 1,837	Indicated Value	= 200,150
		Value Per SqFt	108.95	Adjusted Cost	= 195,236		

Value Reconciliation
Selected Approach Cost Approach Improvements 107,622 Lot Value 92,528 Indicated Value 200,150 108.95 Per SqFt Agland Value Site Improvements 8,352 Total Value 208,502 113.50 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	6608	35x8		280	23.31		6,527
PRCH	SLAB PORCH - COVERED	6609	22x8		176	23.66		4,164



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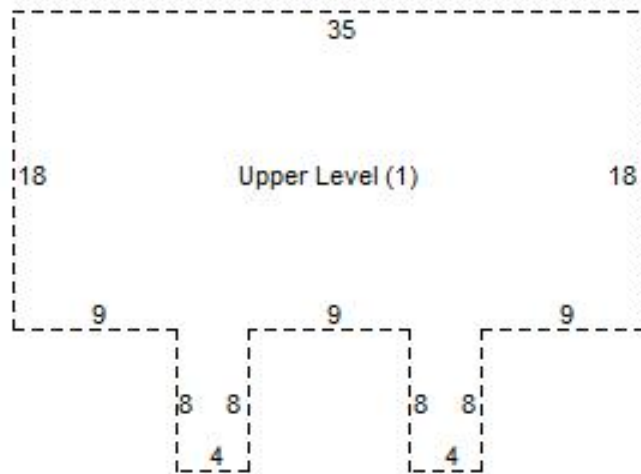
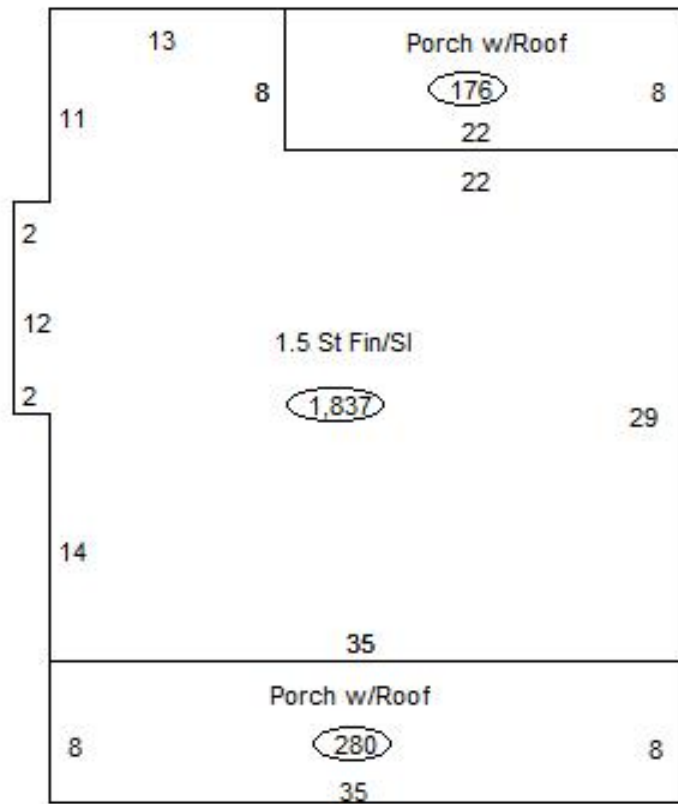
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Sketch Image

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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/Sl	1,143	1.607	1,837
2	M	PRCH		13	SLBC	280	1.000	280
3	M	PRCH		13	SLBC	176	1.000	176
4	U	^UL		13	Upper Level (1)	694	1.000	694
Total Building Area						1,143		1,837



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	24x30x0	Concrete		720	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (10.11 x 720)		7,279		7,279	873	6,406
	SHDS	SHDS	6x18x0			108	
	Qual	2	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (21.20 x 108)		2,290		2,290	344	1,946