



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:24:16
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Assessment Data					Primary Image																																																																																																																				
Account 660005655 Parcel ID 000000-00-0-00813-001-0009 Cadastral ID 06-21-17-00175 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 347052 VARGAS-CLEMENS, MARCIE 19102 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19102 S 4200 RD Subdivision THOMAS HEIGHTS Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660005655_003.JPG 9/3/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.33464229 -95.52583605 LOT 9 BLOCK 1 THOMAS HEIGHTS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4.13							
Non-Ag Acres	3.9008							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	169,919.00 x .59 = 99,756			660005655_003.JPG 9/3/2025				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	99,756			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	2 - Fair			MRA Code 1 Test				
Quality	2 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 95,672 83.05 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,152 / 1,152			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	0			Selected Approach Cost Approach				
Fixture/RghIn	4 /			Improvements 66,829				
Bed/F/H Bath	3 / 1.0 /			Lot Value 99,756				
Basement Area				Indicated Value 166,585 144.61 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements 3,396				
Year/Eff Age	1989 / 37			Total Value 169,981 147.55 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	90.48	Total Misc Impr	+ 0					
Roofing Adj	+ 4.07	Garage Cost	+ 0					
Subfloor Adj	+ 2.37	Total RCN	= 128,517					
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 61,688					
Plumbing Adj	+ 4.34	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 66,829					
Adj Base Cost	= 111.56	Lot Value	+ 99,756					
Total Area	x 1,152	Indicated Value	= 166,585					
Adjusted Cost	= 128,517	Value Per SqFt	144.61					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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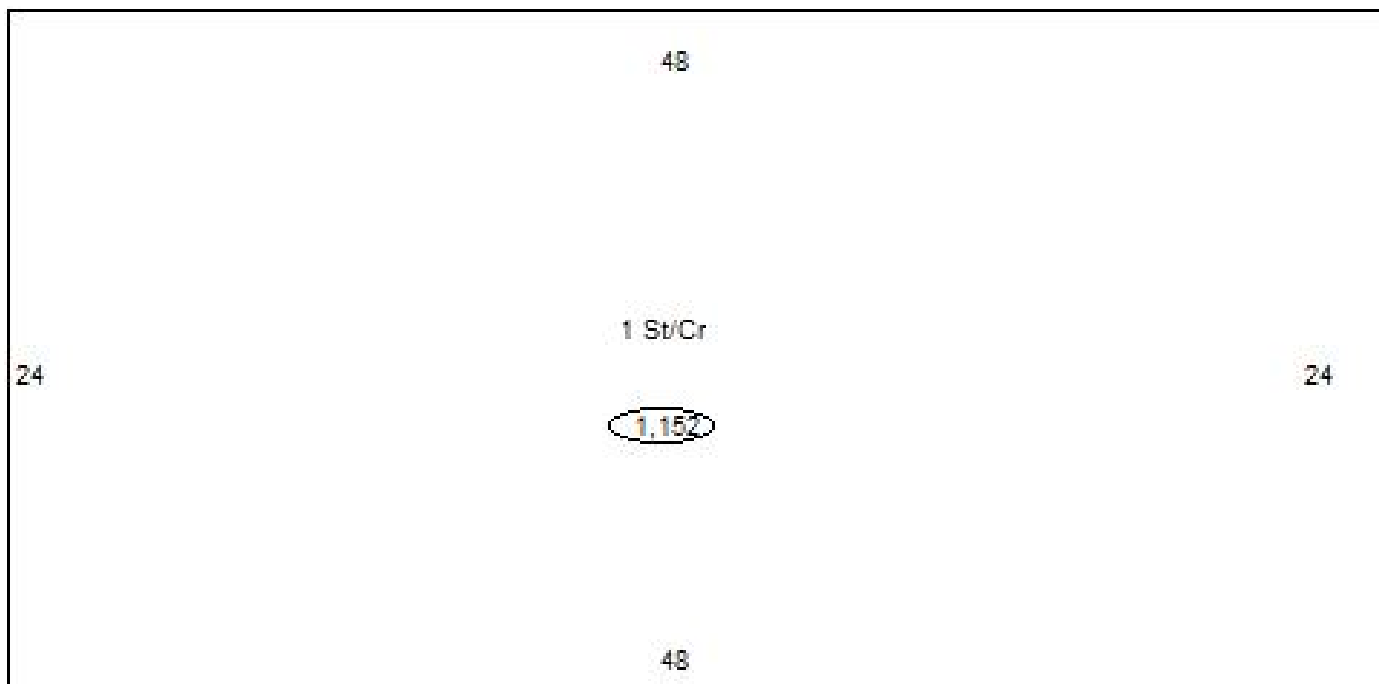
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Sketch Image

660005655



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
Base Cost (10.48 x 720)		7,546	7,546	4,150	3,396	