



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 660005666 Parcel ID 21N17E-06-4-00000-000-0000 Cadastral ID 06-21-17-00800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 344425 CLEARY, BILLY L JR 19606 S 4200 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19606 S 4200 RD Subdivision Lot/Block / Parcel Size 10.64 - Acres Sec/Twn/Rng 6 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660005666 08/29/25</p> <p>660005666_002.JPG 9/3/2025</p>														
Legal Description Lat/Long: 36.32612412 -95.52756073																			
S2 NE SE LESS N 210' THEREOF & LESS S 210' N 420' E 210' THEREOF.					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	BLONG, THAO &	05/15/2024	315,000	YES										
					/	STEPHENS, LEWIS M &	03/24/2021	280,000	YES										
					2530/25	STEPHENS, LEWIS M &	02/16/2016	140,000	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax										
Remove Cap	2025		Land Value	178,213	178,213	11%	19,603	Assessed	36,150	3,363.76									
Year Frozen			Improvements	150,430	150,430		16,547	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	328,643	328,643		36,150	Total Taxable	36,150	3,364.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005666	CLEARY, BILLY L JR			93	315,000	0	34,649	3,224.00										
2024	2024-660005666	CLEARY, BILLY L JR			93	373,104	0	31,985	3,181.00										
2023	2023-660005666	BLONG, THAO &			93	282,306	0	31,054	3,083.00										
2022	2022-660005666	BLONG, THAO &			93	280,000	0	30,800	3,055.00										
2021	2021-660005666	BLONG, THAO &			93	81,621	0	4,283	432.00										
2020	2020-660005666	STEPHENS, LEWIS M &			93	81,632	0	4,396	429.00										
2019	2019-660005666	STEPHENS, LEWIS M &			93	79,522	0	4,268	425.00										
2018	2018-660005666	STEPHENS, LEWIS M &			93	85,968	0	4,144	413.00										
2017	2017-660005666	STEPHENS, LEWIS M &			93	86,142	0	4,024	380.00										
2016	2016-660005666	STEPHENS, LEWIS M &			93	83,552	0	3,907	384.00										
2015	2015-660005666	STEPHENS, LEWIS M &			93	83,951	1000	2,793	285.00										
2014	2014-660005666	STEPHENS, LEWIS M &			93	84,159	1000	2,793	278.00										
2013	2013-660005666	STEPHENS, LEWIS M &			93	79,772	1000	2,792	281.00										



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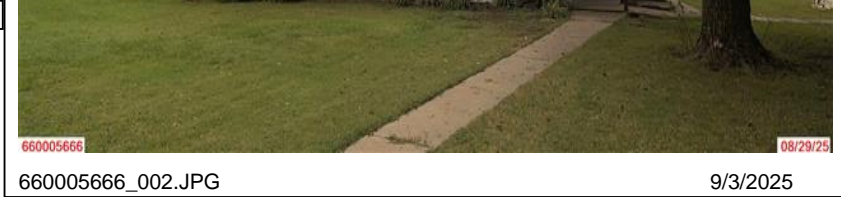
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	12.9012	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	561,977.00 x .31 = 172,600	
Factor Value		
Adjustments	1.0325	
Lot Value	178,213	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	UPDATE -
Year/Eff Age	1965 / 23



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,595	98.06	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.29	Total Misc Impr	+	21,931			
Roofing Adj	+ 4.15	Garage Cost	+				
Subfloor Adj	+ 2.38	Total RCN	=	154,003			
Heat/Cool Adj	+ 1.65	Depreciation (33%)	-	50,821			
Plumbing Adj	+ 4.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	103,182			
Adj Base Cost	= 106.51	Lot Value	+	178,213			
Total Area	x 1,240	Indicated Value	=	281,395			
Adjusted Cost	= 132,072	Value Per SqFt		226.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,182		
Lot Value	178,213		
Indicated Value	281,395	226.93	Per SqFt
Agland Value			
Site Improvements	47,248		
Total Value	328,643	265.03	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	4,576.55		4,577
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	13547	8x4		32	21.19		678
EPSW	ENCLOSED PORCH - SOLID WALL	13548	16x8		128	54.93		7,031
PRCH	SLAB PORCH - COVERED	13550	19x13		247	20.52		5,068



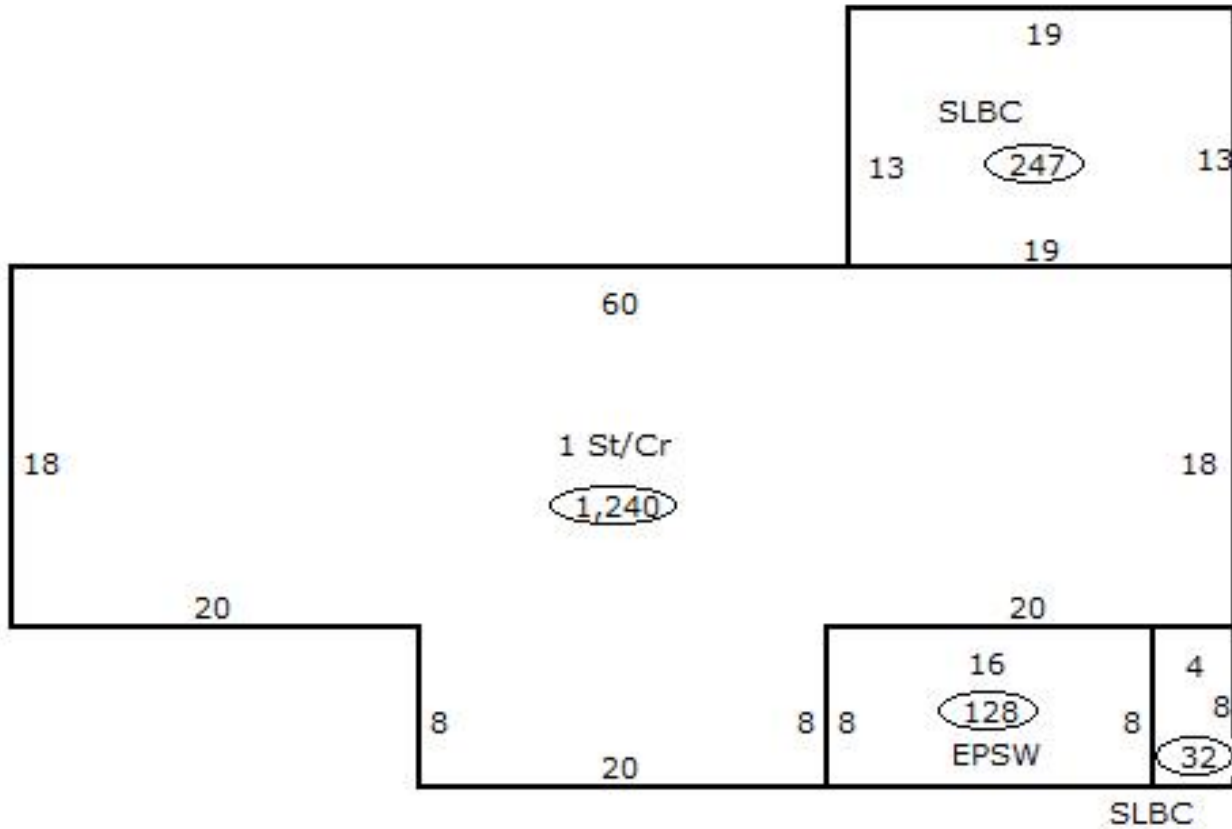
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	32	1.000	32
2	M	EPSW		13	EPSW	128	1.000	128
3	R	1	Crawl	13	1 St/Cr	1,240	1.000	1,240
4	M	PRCH		13	SLBC	247	1.000	247
Total Building Area						1,240		1,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,984
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (26.95 x 1,984)		53,469	53,469	16,041	37,428
	LT	LEAN-TO	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,200)		3,504	3,504	1,051	2,453
	CPDT	CARPOT - DETACHED	50x24x0			1,200
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 1,200)		12,396	12,396	6,818	5,578
	LT	LEAN-TO	10x50x0			500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 500)		1,460	1,460	438	1,022
	LF	LOAFING SHED	12x30x0			360
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 360)		1,534	1,534	767	767
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	SHDS	Shed - Small	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (39.31 x)					
	SHLT	STORM SHELTER	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					