



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:18:50
Page 1

Assessment Data					Primary Image				
Account	660005935				<p style="text-align: right; color: orange;">12/14/2023</p> <p>\\tsclient\T\ROB STUFF\2023-12-14\IMG_0020.JPG 12/14/2023</p>				
Parcel ID	21N15E-07-1-00000-000-0000								
Cadastral ID	07-21-15-00500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	349164								
REYNOLDS, JEREMY & ASHLEY									
20092 S 4080 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20092 S 4080 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.76 - Acres						
Sec/Twn/Rng	7 / 21 / 15 / 1								
Neighborhood	6060 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32045945 -95.74109046									
E 417.5', S 208.75' NE NE NE LESS TR FOR ODOT DESC 2018-018078 AS BEG PT 90.09' S01.0817E OF NE/C N2 NE NE; S88.1322W 536.70'; N83.1447W 101.11'; S88.1322W 235.02'; S84.4811E 236.74'; S87.2706E 536.10'; S01.5235E 181.48'; S12.5818E 276.25'; S23.3145E 68.38'; N88 1143E 16.50'; N01.0817W 570.19' TO POB.									
Building Permits									
Number		Description		Opened	Closed	Amount			
R23 042		R24 NEW SRF 2504 SQ FT		02/2023	12/2023	300,000			
R20		R23- POSS NEW SFR		11/2020	08/2022				
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	No	999,999		/	DAVIS, JIMMY & BETH	01/06/2026	560,000	YES
					/	POLSON, DONALD RAY &	11/04/2020	95,000	YES
					1942/570	MATTHEWS, W L JR	03/31/2008	30,000	YES
					1942/570	MATTHEWS, W L JR	03/31/2008	30,000	4
					1178/259	LAMB, DARYL LEE	08/31/1998	0	No
					904/620	SELLER	07/22/1992	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2027	Land Value	61,946	61,946	11%	6,814	Assessed	55,206	5,991.95
Year Frozen	0	Improvements	443,925	439,928		48,392	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	505,871	501,874		55,206	Total Taxable	54,206	5,894.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660005935	DAVIS, JIMMY & BETH			7	487,257	0	53,598	5,817.00
2024	2024-660005935	DAVIS, JIMMY & BETH			7	507,274	0	55,800	6,158.00
2023	2023-660005935	DAVIS, JIMMY & BETH			7	98,019	0	10,782	1,164.00
2022	2022-660005935	DAVIS, JIMMY			7	94,999	0	10,450	1,173.00
2021	2021-660005935	DAVIS, JIMMY			7	94,999	0	10,450	1,160.00
2020	2020-660005935	POLSON, DONALD RAY &			7	43,400	0	3,202	355.00
2019	2019-660005935	POLSON, DONALD RAY &			7	33,450	0	3,049	339.00
2018	2018-660005935	POLSON, DONALD RAY &			7	30,000	0	3,300	354.00
2017	2017-660005935	POLSON, DONALD RAY &			7	30,000	0	3,300	357.00
2016	2016-660005935	POLSON, DONALD RAY &			7	30,000	0	3,300	358.00
2015	2015-660005935	POLSON, DONALD RAY &			7	30,000	0	3,300	360.00
2014	2014-660005935	POLSON, DONALD RAY &			7	30,000	0	3,300	363.00
2013	2013-660005935	POLSON, DONALD RAY &			7	30,000	0	3,300	356.00



Rogers

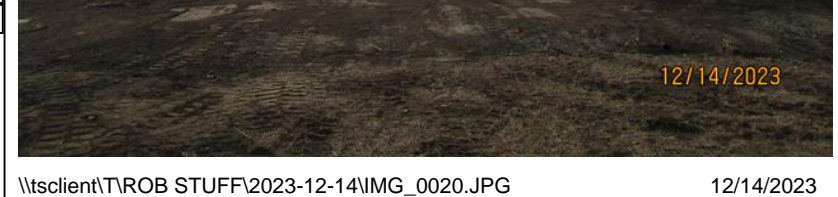
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:18:50
Page 2

Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	1.8442	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	80,332.00 x .77 = 61,946	
Factor Value		
Adjustments	1.0000	
Lot Value	61,946	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,438 / 2,438
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,438
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	647 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2023 / 2



\\tsclient\T\ROB STUFF\2023-12-14\IMG_0020.JPG 12/14/2023

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	124.07	Total Misc Impr	+ 46,174				
Roofing Adj	+ 6.60	Garage Cost	+ 33,773				
Subfloor Adj	+ -4.61	Total RCN	= 452,985				
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 9,060				
Plumbing Adj	+ 8.50	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 443,925				
Adj Base Cost	= 153.01	Lot Value	+ 61,946				
Total Area	x 2,438	Indicated Value	= 505,871				
Adjusted Cost	= 373,038	Value Per SqFt	207.49				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	443,925		
Lot Value	61,946		
Indicated Value	505,871	207.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	505,871	207.49	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	159129	340		340	35.79	12,169
PRCH	Slab Porch - Covered	159130	404		404	35.56	14,366
PATO	Slab Porch - Open	159131	16x16		256	13.44	3,441
PATO	Slab Porch - Open	159132	665		665	12.03	8,000
FPR1	Fireplace - Residential 1 Story		1	2023	1	8,198.48	8,198
SHLT	STORM SHELTER		1	2023	1	0.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

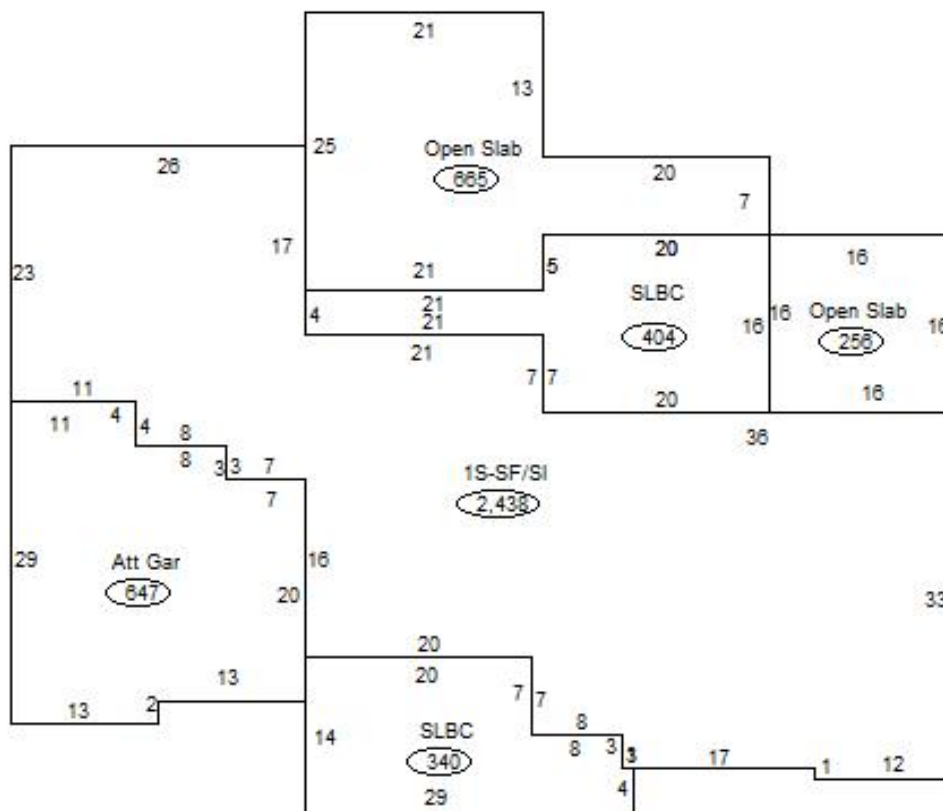
Date 04/18/2026

Time 08:18:51

Page 3

Sketch Image

660005935



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,438	1.000	2,438
2	G	1		20	Att Gar	647	1.000	647
3	M	PRCH		20	SLBC	340	1.000	340
4	M	PRCH		20	SLBC	404	1.000	404
5	M	PATO		20	Open Slab	256	1.000	256
6	M	PATO		20	Open Slab	665	1.000	665
Total Building Area						2,438		2,438