



Rogers

Assessment Property Record Card for Tax Year 2026

Date provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660006034				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0509\IMG_0045. 5/9/2022</p>				
Parcel ID	000000-00-0-00702-001-0004								
Cadastral ID	07-21-15-01970								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	215674								
FLOYD, LARRY J &									
JIMMIE DENTON									
4252 E HWY 20									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	04252 E HWY 20								
Subdivision	ROLLING MEADOWS EXT 2								
Lot/Block	0004 / 0001	Parcel Size .94 - Lots							
Sec/Twn/Rng	7 / 21 / 15 / 5								
Neighborhood	1106 - R-V01,4-SW CLAREMORE								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.32090745 -95.75288170									
LOT 4 BLOCK 1 ROLLING MEADOWS EXT 2 LESS N'ERLY STRIP DEED TO ODOT FOR HWY 20 ON BOOK 1697-911 DESC AS BEG NW/C THEREOF; TH N88-05-32E 209.40'; TH S01-47-25E 45.47'; TH S88 23-54W 22.02'; TH S88-04-48W 187.38'; TH N01-47-25W 45.39' TO POB.									
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					
869/523	MADSEN, JOHN D	12/18/1991	59,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value	105,257	60,080	11%	6,609	Assessed	32,171 3,491.78	
Year Frozen	0	Improvements	277,091	232,387		25,562	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	382,348	292,467		32,171	Total Taxable	31,171 3,394.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006034	FLOYD, LARRY J &	7	364,475	1000	30,234	3,292.00		
2024	2024-660006034	FLOYD, LARRY J &	7	386,261	1000	29,325	3,250.00		
2023	2023-660006034	FLOYD, LARRY J &	7	293,761	1000	28,442	3,085.00		
2022	2022-660006034	FLOYD, LARRY J &	7	294,142	1000	27,584	3,110.00		
2021	2021-660006034	FLOYD, LARRY J &	7	294,598	1000	26,752	2,984.00		
2020	2020-660006034	FLOYD, LARRY J &	7	295,963	1000	25,943	2,891.00		
2019	2019-660006034	FLOYD, LARRY J &	7	283,327	1000	25,158	2,806.00		
2018	2018-660006034	FLOYD, LARRY J &	7	272,754	1000	24,397	2,634.00		
2017	2017-660006034	FLOYD, LARRY J &	7	270,827	1000	23,657	2,577.00		
2016	2016-660006034	FLOYD, LARRY J &	7	264,827	1000	22,939	2,502.00		
2015	2015-660006034	FLOYD, LARRY J &	7	258,614	1000	22,241	2,441.00		
2014	2014-660006034	FLOYD, LARRY J &	7	262,085	0	22,564	2,482.00		
2013	2013-660006034	FLOYD, LARRY J &	7	256,142	0	21,490	2,320.00		



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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	0.94		
Non-Ag Acres	2.8468		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	124,006.00 x .85 = 105,257		
Factor Value			
Adjustments	1.0000		
Lot Value	105,257		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,520 / 3,700
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	354,290	95.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	524,510		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,792		
Lot Value	105,257		
Indicated Value	331,049	89.47	Per SqFt
Agland Value			
Site Improvements	51,299		
Total Value	382,348	103.34	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.74	Total Misc Impr	+	36,650			
Roofing Adj	+ 3.07	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	434,215			
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	208,423			
Plumbing Adj	+ 6.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	225,792			
Adj Base Cost	= 107.45	Lot Value	+	105,257			
Total Area	x 3,700	Indicated Value	=	331,049			
Adjusted Cost	= 397,565	Value Per SqFt		89.47			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	14174	22x12		264	68.63		18,118
PRCH	SLAB PORCH - COVERED	14175	222		222	26.23		5,823
PRCH	SLAB PORCH - COVERED	14176	34x8		272	26.08		7,094



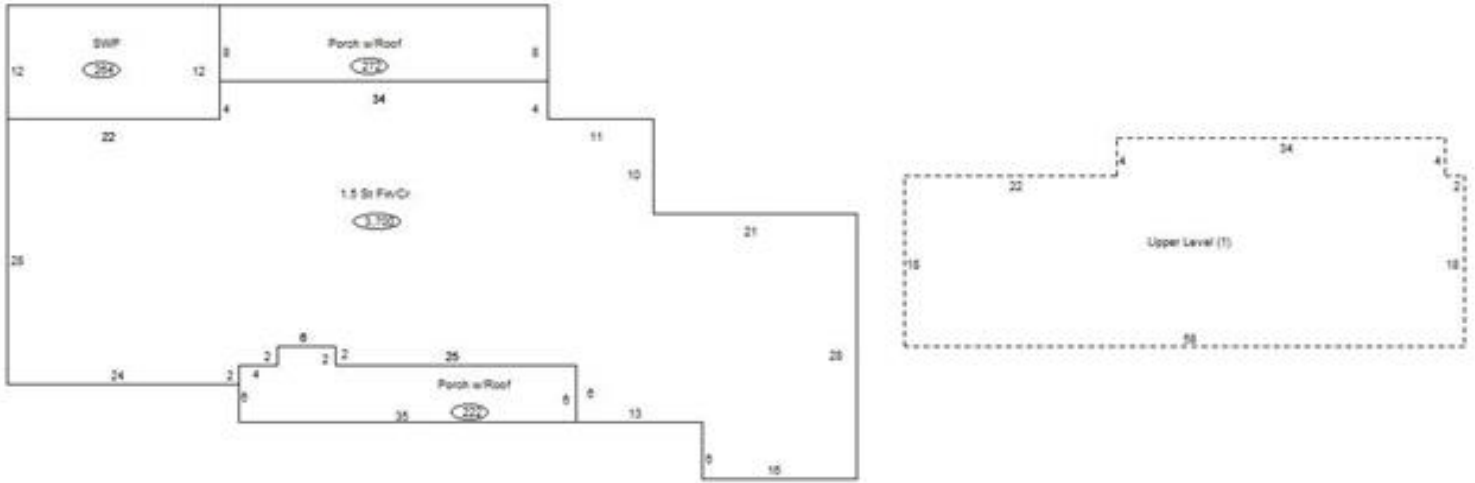
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,520	1.468	3,700
2	M	EPSW		13	EPSW	264	1.000	264
3	M	PRCH		13	SLBC	222	1.000	222
4	M	PRCH		13	SLBC	272	1.000	272
5	U	^UL		13	Upper Level (1)	1,180	1.000	1,180
Total Building Area						2,520		3,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			3,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (24.31 x 3,200) 77,792		Modifier Total	RCN 77,792	Depr (35% Phys/ % Func) 27,227	RCNLD 50,565
	STF	STG FAIR	0x0x0			448
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 448) 2,097		Modifier Total	RCN 2,097	Depr (65% Phys/ % Func) 1,363	RCNLD 734