



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:31:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006051 Parcel ID 000000-00-0-10320-003-0001 Cadastral ID 07-21-16-00130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339095 MONIZ, DANIEL AARON & SKYLAR REIGN 1921 W 4TH PL S CLAREMORE OK 74017-0000 Parcel Location Situs 01921 W 4TH PL S Subdivision PARK PLACE Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31366387 -95.63411364																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15500	
Non-Ag Acres	0.3428	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,932.00 x 4.80 = 71,606	
Factor Value		
Adjustments	1.1000	
Lot Value	78,767	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,574 / 2,349
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,574
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	580 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	249,608	106.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	270,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.23	Total Misc Impr	+	7,773			
Roofing Adj	+ 3.23	Garage Cost	+	17,870			
Subfloor Adj	+ -1.55	Total RCN	=	290,751			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	125,023			
Plumbing Adj	+ 8.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	165,728			
Adj Base Cost	= 112.86	Lot Value	+	78,767			
Total Area	x 2,349	Indicated Value	=	244,495			
Adjusted Cost	= 265,108	Value Per SqFt		104.08			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,728		
Lot Value	78,767		
Indicated Value	244,495	104.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,495	104.08	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	14236		7x3	21	26.86		564
PATO	SLAB PORCH - OPEN	14237		12x12	144	11.07		1,594



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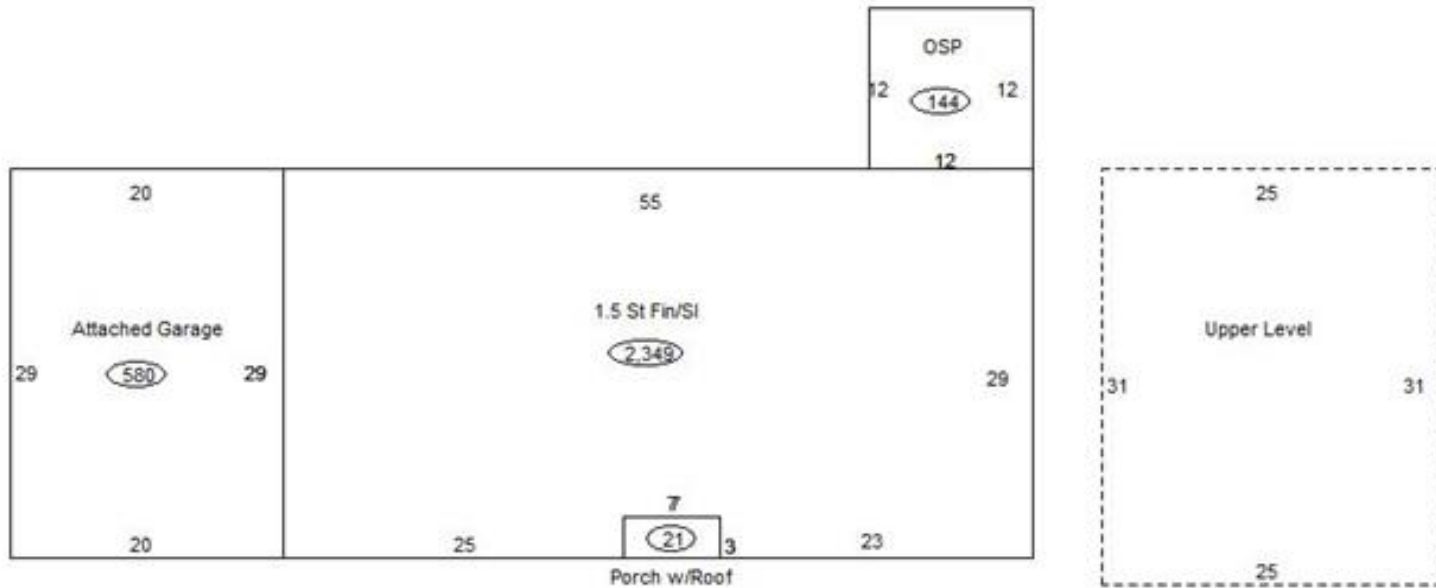
Date 04/18/2026

Time 05:31:43

Page 3

Sketch Image

660006051



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/SI	1,574	1.492	2,349
2	G	1		13	Attached Garage	580	1.000	580
3	M	PRCH		13	SLBC	21	1.000	21
4	M	PATO		13	Open Slab	144	1.000	144
5	U	^UL	Overhang	13	Upper Level	775	1.000	775
Total Building Area						1,574		2,349



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Page 4

660006051

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						