



# 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	660006444								
Parcel ID	21N17E-07-2-00000-000-0000								
Cadastral ID	07-21-17-00200								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	52144								
HARRISON, BOBBY D &									
PEGGY J									
20085 S 4190 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20085 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	7 / 21 / 17 / 2								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
660006444_001.JPG 2/12/2026									
Legal Description					Building Permits				
Lat/Long: 36.31699194 -95.54257345					Number	Description	Opened	Closed	Amount
TR IN NW 9.95 AC LOT 4 BEG 257.4' S NW/C NW 9.95 AC LOT 2 E 270', S 403', W 270', N 403. 03' TO POB					R24 408	DISASTER REPAIRS 1656 SQ FT	12/2024	02/2026	280,000
					R19	R20- NEW SHOP	03/2019	05/2019	
					R14	R14-POSS NEW CONSTRUCTION	08/2013	01/2014	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	858/460			45,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax
Remove Cap	0	Land Value	46,259	39,370	11%	4,331	Assessed	15,127	1,407.57
Year Frozen	0	Improvements	285,517	98,140		10,796	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	331,776	137,510		15,127	Total Taxable	14,127	1,325.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660006444	HARRISON, BOBBY D &			93	170,055	1000	13,686	1,284.00
2024	2024-660006444	HARRISON, BOBBY D &			93	174,569	1000	13,258	1,334.00
2023	2023-660006444	HARRISON, BOBBY D &			93	165,316	1000	12,843	1,290.00
2022	2022-660006444	HARRISON, BOBBY D &			93	131,162	1000	12,439	1,250.00
2021	2021-660006444	HARRISON, BOBBY D &			93	122,640	1000	12,048	1,231.00
2020	2020-660006444	HARRISON, BOBBY D &			93	119,729	1000	11,668	1,153.00
2019	2019-660006444	HARRISON, BOBBY D &			93	89,358	1000	8,829	893.00
2018	2018-660006444	HARRISON, BOBBY D &			93	95,813	1000	8,982	909.00
2017	2017-660006444	HARRISON, BOBBY D &			93	95,614	1000	8,692	835.00
2016	2016-660006444	HARRISON, BOBBY D &			93	94,082	1000	8,408	839.00
2015	2015-660006444	HARRISON, BOBBY D &			93	96,847	1000	8,134	806.00
2014	2014-660006444	HARRISON, BOBBY D &			93	97,820	1000	7,869	764.00
2013	2013-660006444	HARRISON, BOBBY D &			93	75,099	1000	5,019	497.00



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.5 <b>Non-Ag Acres</b> 2.5427 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 110,762.00 x .42 = 46,259 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,259		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,512 / 1,512
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,512
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	1 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2026 /

660006444	660006444_001.JPG	02/12/26
		2/12/2026

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.34	<b>Total Misc Impr</b>	+ 25,771				
<b>Roofing Adj</b>	+ 4.21	<b>Garage Cost</b>	+ 195,160				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 0				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 0%)</b>	- 17,484				
<b>Plumbing Adj</b>	+ 6.10	<b>Lump Sums</b>	+ 212,644				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 46,259				
<b>Adj Base Cost</b>	= 112.03	<b>Lot Value</b>	+ 258,903				
<b>Total Area</b>	x 1,512	<b>Indicated Value</b>	= 171.23				
<b>Adjusted Cost</b>	= 169,389	<b>Value Per SqFt</b>					

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	212,644		
<b>Lot Value</b>	46,259		
<b>Indicated Value</b>	258,903	171.23	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	72,873		
<b>Total Value</b>	331,776	219.43	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	194847	1192		1,192	21.62	25,771
WODC	Wood Deck - Covered	194848	52x12		624	28.02	17,484



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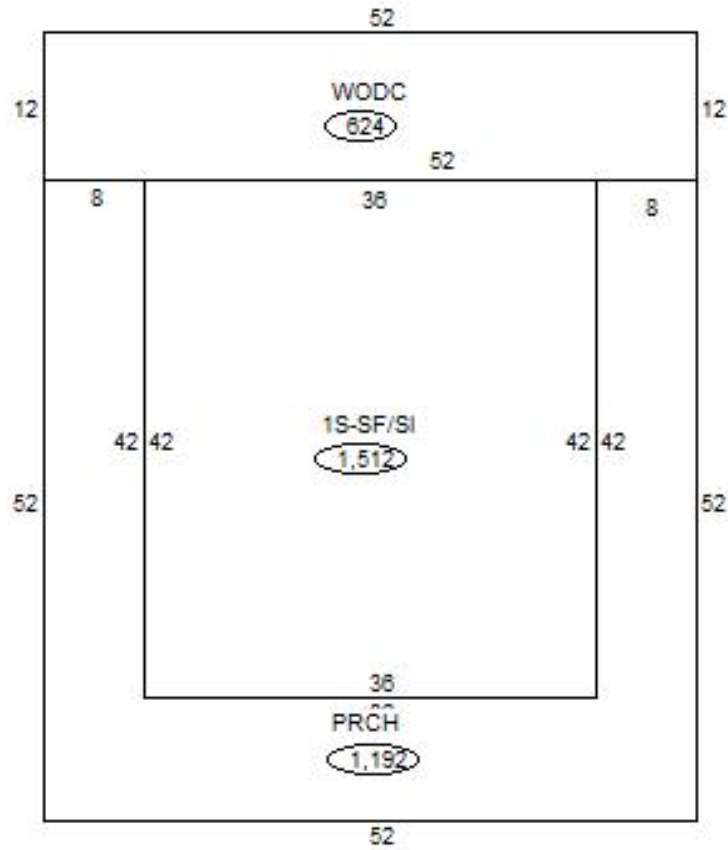
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,512	1.000	1,512
2	M	PRCH		20	PRCH	1,192	1.000	1,192
3	M	WODC		20	WODC	624	1.000	624
<b>Total Building Area</b>						1,512		1,512



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	42x26x0			1,092
	Qual	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (33.73 x 1,092)	36,833		36,833	36,833
	LNT0	LEAN TO - ATTACHED	42x5x0			210
	Qual	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.50 x 210)	1,995		1,995	1,995
	LNT0	LEAN TO - ATTACHED	26x8x0			208
	Qual	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.50 x 208)	1,976		1,976	1,976
	LNT0	LEAN TO - ATTACHED	8x12x0			96
	Qual	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.50 x 96)	912		912	912
	GRDT	GARAGE - DETACHED	36x24x0			864
	Qual	4 Cond	Year	2013	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.96 x 864)	32,797		32,797 1,640	31,157
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				