




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:27:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660008122 <b>Parcel ID</b> 000000-00-0-00120-001-0002 <b>Cadastral ID</b> 08-21-17-01580 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 341378 LARGENT, CHRISTINA L  20015 CAREFREE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20033 S CAREFREE DR <b>Subdivision</b> CAREFREE VALLEY <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 17 / 5 <b>Neighborhood</b> 1070 - R-V03-SE JUSTUS-SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660008122_002.JPG 11/4/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32110997 -95.51683874 LOT 2 BLOCK 1 CAREFREE VALLEY AMD																																																																																																																									
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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1.49							
Non-Ag Acres	1.4035							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	61,138.00 x 1.28 = 78,485							
Factor Value				660008122_002.JPG	11/4/2025			
Adjustments	0.7071			<b>GRM Approach</b>				
Lot Value	55,500			GRM Code				
<b>Residential Data</b>				Gross Rent	0.00			
Type				Indicated Value				
Condition	-			<b>Multiple Regression</b>				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				<b>Direct Comparables</b>				
Base/Total Area /				Selection Model	A Adam Test			
Style				Adjustment Model	1 2022 Residential			
HVAC				Comparables	1			
Roof Cover				Indicated Value				
Area on Slab				<b>Value Reconciliation</b>				
Fixture/RghIn /				Selected Approach	Cost Approach			
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value	55,500			
Garage Type				Indicated Value	55,500 0.00 Per SqFt			
Remodel				Agland Value				
Year/Eff Age /				Site Improvements				
<b>Cost Approach</b>				Total Value	55,500 0.00 Total Value Per SqFt			
<b>Manual : 01/2025</b>								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 55,500					
Total Area	x	Indicated Value	= 55,500					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value