




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:03:58
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660008141 Parcel ID 000000-00-0-00120-001-0021 Cadastral ID 08-21-17-01770 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 318725 STOCKS, JOSHUA & SARA 20665 CAREFREE DR CLAREMORE OK 74019-0000 Parcel Location Situs 20665 S CAREFREE DR Subdivision CAREFREE VALLEY Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660008141_001.JPG 11/4/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.31269982 -95.52137405 LOT 21 BLOCK 1 CAREFREE VALLEY AMD																																																																																																																									
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 2.19 Non-Ag Acres 2.1999 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 95,829.00 x .96 = 92,347 Factor Value Adjustments 1.0000 Lot Value 92,347		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,842 / 1,842
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,842
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	459 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

660008141_001.JPG 11/4/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	270,152	146.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.95	Total Misc Impr	+ 10,071				
Roofing Adj	+ 4.34	Garage Cost	+ 12,866				
Subfloor Adj	+ -1.14	Total RCN	= 248,140				
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 99,256				
Plumbing Adj	+ 7.64	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 148,884				
Adj Base Cost	= 122.26	Lot Value	+ 92,347				
Total Area	x 1,842	Indicated Value	= 241,231				
Adjusted Cost	= 225,203	Value Per SqFt	130.96				

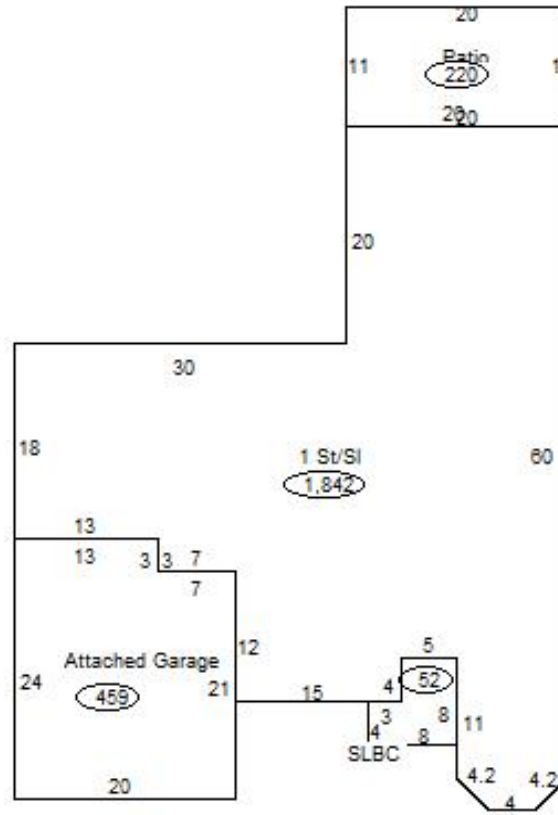
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,884		
Lot Value	92,347		
Indicated Value	241,231	130.96	Per SqFt
Agland Value			
Site Improvements	83,506		
Total Value	324,737	176.30	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	19120		52	52	24.10	1,253
PATC	Patio - Covered	181206	20x11		220	16.92	3,722



Sketch Image

660008141



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	1,842	1.000	1,842
2	G	1		20	Attached Garage	459	1.000	459
3	M	PRCH		20	SLBC	52	1.000	52
4	M	PATC		20	Patio	220	1.000	220
Total Building Area						1,842		1,842



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODO	Wood Deck - Open	0x14x18			252	
	Qual 1	Cond 1	Year 2024	Eff Age	3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (15.47 x 252)		3,898		3,898	585	3,313
	PFS	PORTABLE FRAME STRUCTURE	0x0x0			608	
	Qual 6	Cond	Year 2021	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (47.40 x 608)		28,819		28,819		28,819
	WODC	Wood Deck - Covered (ATT TO PFS)	0x0x0			96	
	Qual	Cond	Year 2021	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (47.75 x 96)		4,584		4,584		4,584
	UTIL	SHOP BUILDING	50x30x0			1,500	
	Qual 2	Cond	Year 2020	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30.22 x 1,500)		45,330		45,330		45,330
	LT	LEAN-TO	50x10x0			500	
	Qual	Cond	Year 2020	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 500)		1,460		1,460		1,460
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						