



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	660008471																							
Parcel ID	21N15E-09-2-00000-000-0000																							
Cadastral ID	09-21-15-00500																							
Property Type	REAL - Real Property																							
Property Class	RR	VI Area 4																						
Tax Area	7 - OWASSO/LIMESTONE FIRE																							
Name ID	348735																							
THORNE, DAVID & BOUN																								
20225 S 4092 RD CLAREMORE OK 74019-0000																								
Parcel Location																								
Situs	20225 S 4092 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	3 - Acres																					
Sec/Twn/Rng	9 / 21 / 15 / 2																							
Neighborhood	6070 - UNPLATTED																							
School District	S021 - OWASSO SCHOOLS																							
Legal Description Lat/Long: 36.31863160 -95.71673382																								
SW/4 NE/4 NW/4 LESS THE N 264' THEREOF AND LESS TR DESC AS COMM AT NW/C OF NW/4; TH N88-4140E 1322.11' TO NW/C OF NE/4 NW/4; TH S01-2220E 923.27' TO POB; TH N88-4040E 661.22'; TH S01 2256E 197.54'; TH S88-4010W 661.25'; TH N01-2220W 197.64' TO POB.																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
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/	SIMMONS, WENDIE	11/12/2025	340,000	YES																				
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1840/226	ELLARD, BRET L PERSONAL~REP	01/12/2007	125,000	YES																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																
Remove Cap	2026	Land Value	107,072	107,072	11%	11,778	Assessed	37,401 4,059.43																
Year Frozen	0	Improvements	232,930	232,930		25,623	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00																
TIF Project ID	0	Total Value	340,002	340,002		37,401	Total Taxable	36,401 3,962.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660008471	SIMMONS, WENDIE	7	178,177	0	19,599	2,127.00																	
2024	2024-660008471	SIMMONS, WENDIE	7	184,038	0	20,245	2,234.00																	
2023	2023-660008471	SIMMONS, WENDIE	7	177,789	0	19,557	2,112.00																	
2022	2022-660008471	SIMMONS, WENDIE	7	178,595	0	19,645	2,206.00																	
2021	2021-660008471	SIMMONS, WENDIE	7	186,741	0	20,542	2,280.00																	
2020	2020-660008471	SIMMONS, WENDIE	7	188,002	0	20,207	2,241.00																	
2019	2019-660008471	SIMMONS, WENDIE	7	174,954	0	19,245	2,135.00																	
2018	2018-660008471	SIMMONS, WENDIE	7	177,636	0	19,540	2,098.00																	
2017	2017-660008471	SIMMONS, WENDIE	7	176,520	0	19,418	2,103.00																	
2016	2016-660008471	SIMMONS, WENDIE	7	173,031	0	19,034	2,064.00																	
2015	2015-660008471	SIMMONS, WENDIE	7	169,625	0	18,659	2,035.00																	
2014	2014-660008471	SIMMONS, WENDIE	7	172,539	0	18,980	2,088.00																	
2013	2013-660008471	SIMMONS, WENDIE	7	134,591	1000	13,314	1,451.00																	




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Lot Data		Square-Foot - UNPLATTED (ACRES)		Primary Image	
Lot Size				 <p>C:\Users\RLN\Pictures\2018-06-27 06-27-18\06-27-18 015.JPG 6/28/2018</p>	
Lot Count					
Units Buildable	3				
Non-Ag Acres	2.9961				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	130,511.00 x .46 = 59,627				
Factor Value					
Adjustments	1.7957				
Lot Value	107,072				
Residential Data				GRM Approach	
Type	1 Single Family Residence			GRM Code	
Condition	4 - Good			Gross Rent	0.00
Quality	3 - Average			Indicated Value	
Architecture				Multiple Regression	
Style	100% One Story			MRA Code	1 Test
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone			Adusted R	0.8445
Base/Total Area	2,160 / 2,160			Indicated Value	194,725 90.15 Per SqFt
Style	100% One Story			Direct Comparables	
HVAC	100% Electric Baseboard			Selection Model	1 Res
Roof Cover	1 Composition Shingle			Adjustment Model	A2 AO Test
Area on Slab	2,160			Comparables	
Fixture/RghIn	8 /			Indicated Value	
Bed/F/H Bath	3 / 2.0 /			Value Reconciliation	
Basement Area				Selected Approach	Cost Approach
Garage Type				Improvements	211,534
Remodel	REVITALIZE -			Lot Value	107,072
Year/Eff Age	1966 / 13			Indicated Value	318,606 147.50 Per SqFt
Cost Approach				Value Reconciliation	
Manual : 01/2025					
Base Cost	97.65	Total Misc Impr	+ 13,664	Agland Value	
Roofing Adj	+ 4.39	Garage Cost	+ 0	Site Improvements	21,396
Subfloor Adj	+ -2.09	Total RCN	= 243,142	Total Value	340,002 157.41 Total Value Per SqFt
Heat/Cool Adj	+ 0.97	Depreciation (13%)	- 31,608		
Plumbing Adj	+ 5.32	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 211,534		
Adj Base Cost	= 106.24	Lot Value	+ 107,072		
Total Area	x 2,160	Indicated Value	= 318,606		
Adjusted Cost	= 229,478	Value Per SqFt	147.50		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	SLAB PORCH - OPEN	19645	8x8		64	11.48	735
PRCH	Slab Porch - Covered	153846	34x15		510	25.35	12,929



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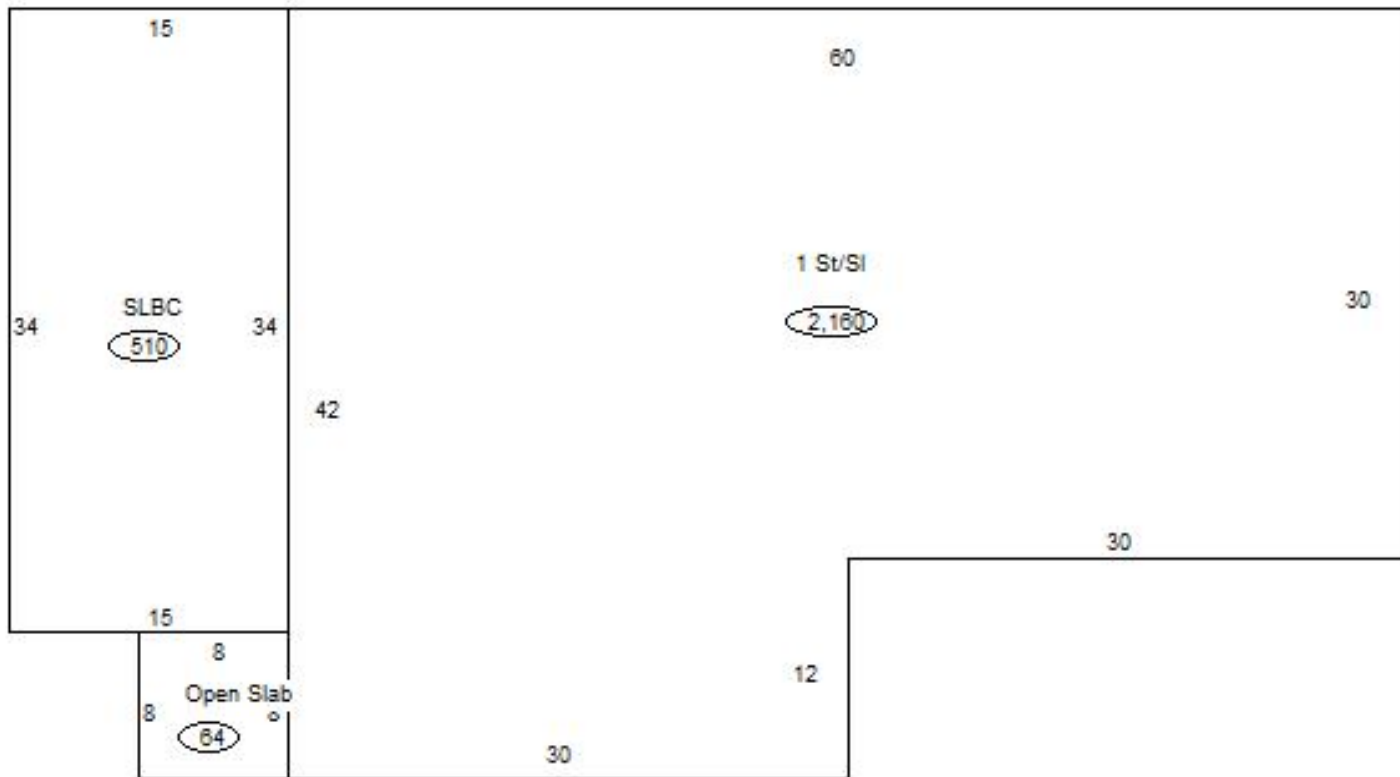
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,160	1.000	2,160
2	M	PATO		13	Open Slab	64	1.000	64
3	M	PRCH		13	SLBC	510	1.000	510
Total Building Area						2,160		2,160



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522	22,522	1,126	21,396
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					