



# 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	660008496								
Parcel ID	21N15E-09-2-00000-000-0000								
Cadastral ID	09-21-15-02600								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	320034								
REYNOLDS, KARL DAVID & D'LAYNE-TRUSTEES									
20414 S 4092 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20414 S 4092 RD								
Subdivision									
Lot/Block	/	Parcel Size 7.1 - Acres							
Sec/Twn/Rng	9 / 21 / 15 / 2								
Neighborhood	6070 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.31540009 -95.71838110									
PT S2 NW & N2 SW; BEG NE/C SW NW; W 432.78'; S 830' TO POB; W 275'; SELY PAR TO NLY ROW/L HWY 20 757.85'; ALG CURVE TO LEFT (RAD 1096.38) 365.62'; NWLY PAR WLY ROW/L RD 686.13' W 538.24' TO POB									
Building Permits									
Number		Description		Opened	Closed	Amount			
R21 000154		R22- NEW 40X60 DTCH ACC BLDG		04/2021	10/2021	50,000			
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					2593/277	REYNOLDS, PAUL W & MARY M-TRUS	11/16/2016	0	4
					1065/142	ENGLAND, MAYES C TRUSTEE	05/06/1997	165,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	1998	Land Value	120,428	81,948	11%	9,014	Assessed	38,077	4,132.80
Year Frozen	0	Improvements	370,148	264,204		29,063	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	490,576	346,152		38,077	Total Taxable	37,077	4,035.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660008496	REYNOLDS, KARL DAVID &			7	442,401	1000	35,968	3,914.00
2024	2024-660008496	REYNOLDS, KARL DAVID &			7	472,093	1000	34,891	3,865.00
2023	2023-660008496	REYNOLDS, KARL DAVID &			7	388,711	1000	33,846	3,670.00
2022	2022-660008496	REYNOLDS, KARL DAVID &			7	389,773	1000	32,831	3,699.00
2021	2021-660008496	REYNOLDS, KARL DAVID &			7	344,503	1000	27,872	3,108.00
2020	2020-660008496	REYNOLDS, KARL DAVID &			7	342,212	1000	27,031	3,011.00
2019	2019-660008496	REYNOLDS, KARL DAVID &			7	323,502	1000	26,216	2,923.00
2018	2018-660008496	REYNOLDS, KARL DAVID &			7	333,451	1000	25,423	2,743.00
2017	2017-660008496	REYNOLDS, KARL DAVID &			7	329,932	1000	24,654	2,685.00
2016	2016-660008496	REYNOLDS, PAUL W &			7	323,926	1000	23,907	2,607.00
2015	2015-660008496	REYNOLDS, PAUL W &			7	316,395	1000	23,181	2,543.00
2014	2014-660008496	REYNOLDS, PAUL W &			7	317,980	1000	22,477	2,486.00
2013	2013-660008496	REYNOLDS, PAUL W &			7	304,751	1000	21,792	2,366.00



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	7.1	
Non-Ag Acres	7.6488	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	333,183.00 x .36 = 120,428	
Factor Value		
Adjustments	1.0000	
Lot Value	120,428	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,526 / 2,526
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,526
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	738 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



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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	431,964	171.01	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	113.89	Total Misc Impr	+	44,726			
Roofing Adj	+ 5.15	Garage Cost	+	27,461			
Subfloor Adj	+ -3.37	Total RCN	=	423,276			
Heat/Cool Adj	+ 14.47	Depreciation ( 41%)	-	173,543			
Plumbing Adj	+ 8.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	249,733			
Adj Base Cost	= 138.99	Lot Value	+	120,428			
Total Area	x 2,526	Indicated Value	=	370,161			
Adjusted Cost	= 351,089	Value Per SqFt		146.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,733		
Lot Value	120,428		
Indicated Value	370,161	146.54	Per SqFt
Agland Value			
Site Improvements	120,415		
Total Value	490,576	194.21	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	6,429.63		6,430
EPSW	ENCLOSED PORCH - SOLID WALL	19730	28x16		448	73.61		32,977
PRCH	SLAB PORCH - COVERED	19731	6x4		24	29.45		707
PATO	SLAB PORCH - OPEN	119853	476		476	9.69		4,612



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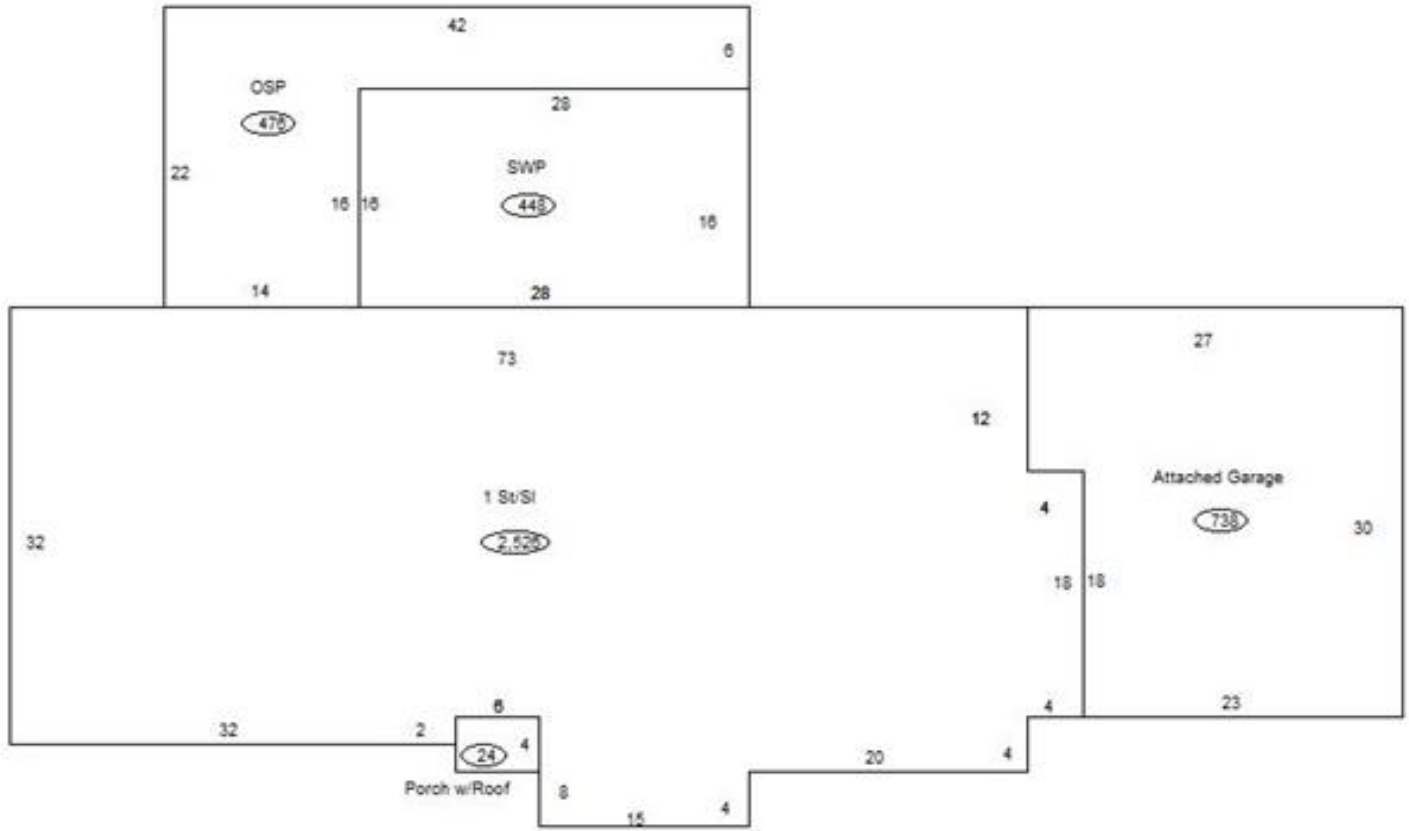
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### Sketch Image

660008496



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,526	1.000	2,526
2	G	1		13	Attached Garage	738	1.000	738
3	M	EPSW		13	EPSW	448	1.000	448
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PATO		13	Open Slab	476	1.000	476
<b>Total Building Area</b>						<b>2,526</b>		<b>2,526</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	60x40x0			2,400	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (28.37 x 2,400)	68,088		68,088	4,766	63,322
	GRDT	GARAGE - DETACHED	0x0x0			2,300	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.24 x 2,300)	62,652		62,652	18,796	43,856
	UTIL	SHOP BUILDING	16x37x0			592	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (29.97 x 592)	17,742		17,742	5,323	12,419
	LT	LEAN-TO	8x50x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 400)	1,168		1,168	350	818