



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 06:57:53
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Assessment Data					Primary Image									
Account	660008537													
Parcel ID	21N15E-09-1-00000-000-0000													
Cadastral ID	09-21-15-03900													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	117194													
CARPENTER, CECIL GARY														
PO BOX 2001 CLAREMORE OK 74018-2001														
Parcel Location														
Situs	20422 S 4100 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	9 / 21 / 15 / 1													
Neighborhood	6070 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.31563027 -95.70548885														
SE SE NE														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	726										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax						
Remove Cap	0	Land Value	488	488	11%	54	Assessed	726	75.10					
Year Frozen	0	Improvements	4,608	4,608		507	Penalty	0						
Uncapped Value	0	Mobile Home	1,500	1,500		165	Exemption	726	-67.00					
TIF Project ID	0	Total Value	6,596	6,596		726	Total Taxable	0	8.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660008537	CARPENTER, CECIL GARY			23	6,713	739		8.00					
2024	2024-660008537	CARPENTER, CECIL GARY			23	6,713	739		11.00					
2023	2023-660008537	CARPENTER, CECIL GARY			23	6,713	739		11.00					
2022	2022-660008537	CARPENTER, CECIL GARY			23	6,713	739		11.00					
2021	2021-660008537	CARPENTER, CECIL GARY			23	6,989	769		11.00					
2020	2020-660008537	CARPENTER, CECIL GARY			23	6,897	751		11.00					
2019	2019-660008537	CARPENTER, CECIL GARY			23	6,621	729		10.00					
2018	2018-660008537	CARPENTER, CECIL GARY			23	6,897	759		11.00					
2017	2017-660008537	CARPENTER, CECIL GARY			23	6,713	739		11.00					
2016	2016-660008537	CARPENTER, CECIL GARY			23	6,713	739		11.00					
2015	2015-660008537	CARPENTER, CECIL GARY			23	6,621	729		10.00					
2014	2014-660008537	CARPENTER, CECIL GARY			23	6,713	739		11.00					
2013	2013-660008537	CARPENTER, CECIL GARY			23	6,713	739		11.00					



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0034. 6/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0	Garage Cost	+	
Roofing Adj	+ 0.00	Total RCN	=	0	Depreciation (0%)	-	0
Subfloor Adj	+ 0.00	Lump Sums	+	0	RCNLD	=	
Heat/Cool Adj	+ 0.00	Lot Value	+		Indicated Value	=	
Plumbing Adj	+ 0.00	Value Per SqFt		0.00			
Basement Adj	+ 0.00						
Adj Base Cost	= 0.00						
Total Area	x						
Adjusted Cost	= 0						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	488		
Site Improvements	4,608		
Total Value	5,096	0.00	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (16.00 x 720)		11,520	11,520	6,912		4,608



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0035. 6/10/2022</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	6 Mobile Home 48 x 12							
Condition	2 - Fair							
Quality	1.5 - Low							
Architecture	6 MS ADJ							
Style	100% Single Wide							
Exterior Wall	100% Aluminum Sheet							
Base/Total Area	576 / 576							
Style	100% Single Wide							
HVAC								
Roof Cover	14 Metal, Ribbed							
Area on Slab	0							
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1980 / 46							
Cost Approach		Manual : 01/2025						
Base Cost	32.90	Total Misc Impr	+ 0					
Roofing Adj	+ 2.67	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 26,893					
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 21,514					
Plumbing Adj	+ 11.12	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 5,379					
Adj Base Cost	= 46.69	Lot Value	+ 5,379					
Total Area	x 576	Indicated Value	= 5,379					
Adjusted Cost	= 26,893	Value Per SqFt	9.34					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	
Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	
Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	
Value Reconciliation	
Selected Approach	Correlated Value
Improvements	1,500
Lot Value	
Indicated Value	1,500 2.60 Per SqFt
Agland Value	
Site Improvements	
Total Value	1,500 2.60 Total Value Per SqFt



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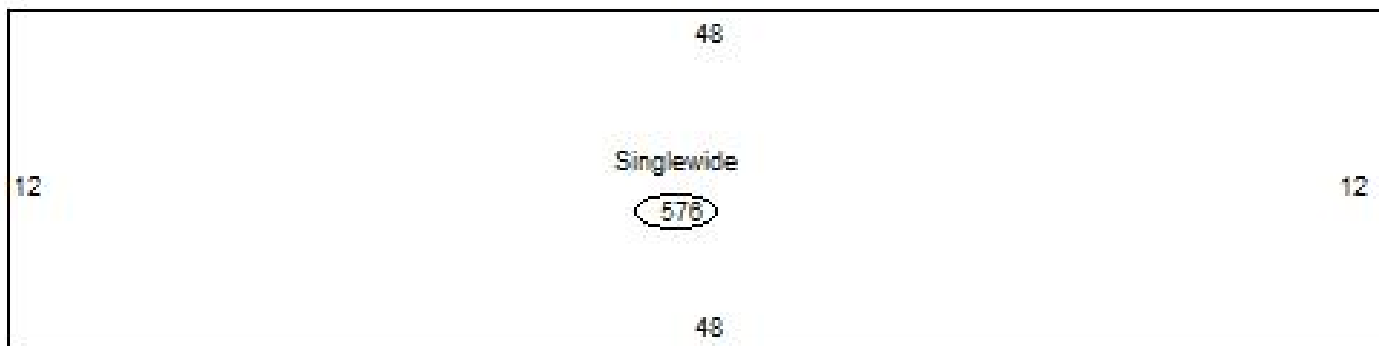
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	576	1.000	576
Total Building Area						576		576



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			2.835	81	81	230	230
RS	ROUGH STONY LAND	TMBR	20			7.100	36	36	256	256
SO	SOGN SOILS	TMBR	15			.066	27	27	2	2
TMBR Totals						10.000			488	488
Total Agland						10.000			488	488