




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	660010438				 <p>C:\Users\RLN\Pictures\2018-06-29 06-29-18\06-29-18 043.JPG 7/2/2018</p>									
Parcel ID	21N15E-10-4-00000-000-0000													
Cadastral ID	10-21-15-01100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	117664													
CHERRY, ALVIN RAY														
7855 E HWY 20 CLAREMORE OK 74019-0000														
Parcel Location														
Situs	07855 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size	4.58 - Acres											
Sec/Twn/Rng	10 / 21 / 15 / 4													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30858140 -95.69043485														
W 370' S 675.6' W2 SE SE LESS TR DESC 2018-017382 FOR ODOT BEG SW/C W2 SE SE; N01.0723W 142.21'; N88.2018E 82.25'; S86 2823E 296.27'; S01.0520E 118.95'; S88.5227W 377.47' 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	0	Land Value	112,783	35,673	11%	3,924	Assessed	8,181 870.80						
Year Frozen	2010	Improvements	122,328	38,692		4,257	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	235,111	74,365		8,181	Total Taxable	7,181 778.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010438	CHERRY, ALVIN RAY	8	219,483	1000	7,180	779.00							
2024	2024-660010438	CHERRY, ALVIN RAY	8	226,072	1000	7,180	779.00							
2023	2023-660010438	CHERRY, ALVIN RAY	8	173,585	1000	7,180	773.00							
2022	2022-660010438	CHERRY, ALVIN RAY	8	172,769	1000	7,180	777.00							
2021	2021-660010438	CHERRY, ALVIN RAY	8	175,283	1000	7,180	745.00							
2020	2020-660010438	CHERRY, ALVIN RAY	8	171,155	1000	7,180	772.00							
2019	2019-660010438	CHERRY, ALVIN RAY	8	159,103	1000	7,180	780.00							
2018	2018-660010438	CHERRY, ALVIN RAY	8	170,840	1000	7,471	810.00							
2017	2017-660010438	CHERRY, ALVIN RAY	8	169,624	1000	7,472	796.00							
2016	2016-660010438	CHERRY, ALVIN RAY	8	166,867	1000	7,472	819.00							
2015	2015-660010438	CHERRY, ALVIN RAY	8	163,511	1000	7,472	782.00							
2014	2014-660010438	CHERRY, ALVIN RAY	8	166,894	1000	7,471	793.00							
2013	2013-660010438	CHERRY, ALVIN RAY	8	158,247	1000	7,471	781.00							




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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.7971 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 208,963.00 x .54 = 112,783 Factor Value Adjustments 1.0000 Lot Value 112,783		 <p>C:\Users\RLN\Pictures\2018-06-29 06-29-18\06-29-18 043.JPG 7/2/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,385	112.03	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	106.71	Total Misc Impr	+	9,170	
Roofing Adj	+ 4.50	Garage Cost	+	14,325	
Subfloor Adj	+ 1.15	Total RCN	=	221,174	
Heat/Cool Adj	+ 11.47	Depreciation (50%)	-	110,587	
Plumbing Adj	+ 6.91	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	110,587	
Adj Base Cost	= 130.74	Lot Value	+	112,783	
Total Area	x 1,512	Indicated Value	=	223,370	
Adjusted Cost	= 197,679	Value Per SqFt		147.73	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,587		
Lot Value	112,783		
Indicated Value	223,370	147.73	Per SqFt
Agland Value			
Site Improvements	11,741		
Total Value	235,111	155.50	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	24301	17x4		68	24.05		1,635
PATO	SLAB PORCH - OPEN	24302	20x14		280	8.71		2,439



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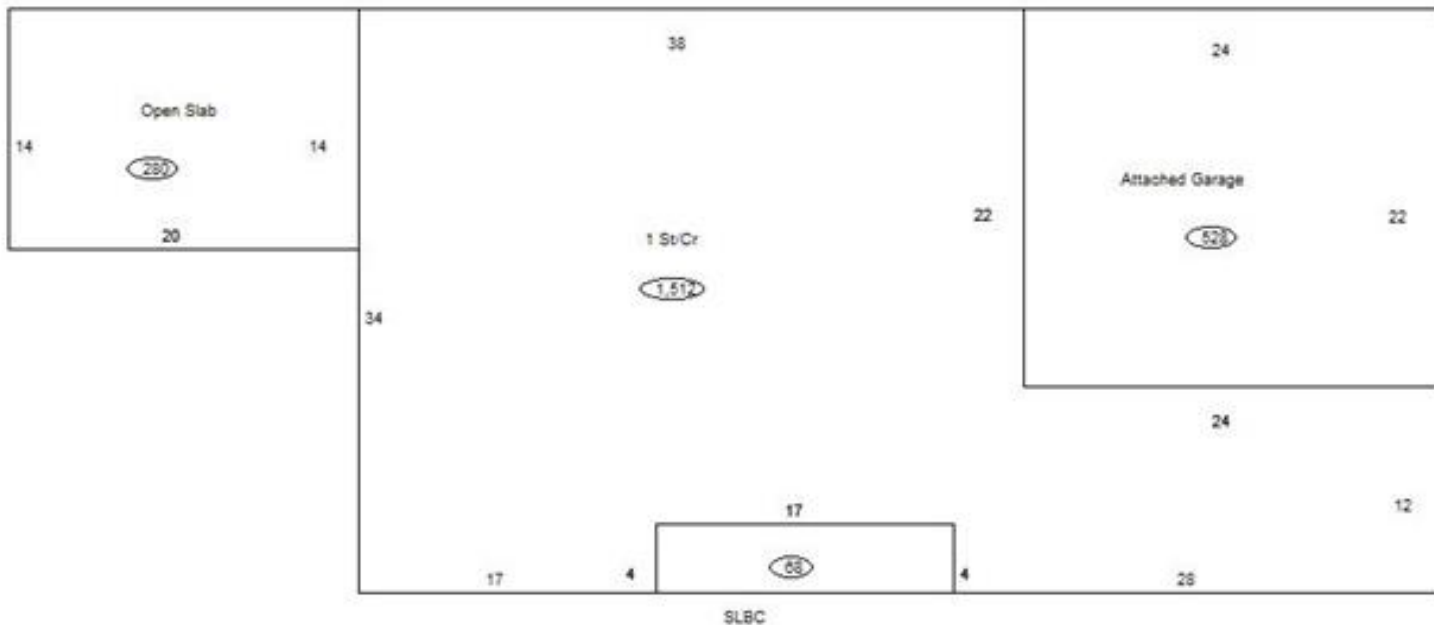
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,512	1.000	1,512
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PATO		10	Open Slab	280	1.000	280
Total Building Area						1,512		1,512



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,368
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (9.98 x 1,368)	13,653		13,653	6,827	6,826
	DTGF DETACHED GARAGE FAIR		24x32x0			768
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 768)	12,288		12,288	7,373	4,915