



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:56
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Assessment Data					Primary Image																																																																																																																				
Account 660010439 Parcel ID 21N15E-10-4-00000-000-0000 Cadastral ID 10-21-15-01200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 340687 CARLSON, DAVE & HALEY HAYES CARLSON 20588 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20588 S 4110 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 10 / 21 / 15 / 4 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31334788 -95.68770673																																																																																																																									
S2 NE 10 ACRES LOT 6					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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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		<p style="text-align: right; color: orange;">07/25/2022 11:20</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0725\IMG_0046. 7/27/2022</p>
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.8113	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	209,581.00 x .54 = 112,968	
Factor Value		
Adjustments	1.5164	
Lot Value	171,305	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,686 / 1,686
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,686
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

Cost Approach		Manual : 01/2025	
Base Cost	96.99	Total Misc Impr	+ 7,578
Roofing Adj	+ 4.42	Garage Cost	+ 13,048
Subfloor Adj	+ -1.15	Total RCN	= 223,081
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 95,925
Plumbing Adj	+ 8.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,156
Adj Base Cost	= 120.08	Lot Value	+ 171,305
Total Area	x 1,686	Indicated Value	= 298,461
Adjusted Cost	= 202,455	Value Per SqFt	177.02

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	186,576	110.66	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,156		
Lot Value	171,305		
Indicated Value	298,461	177.02	Per SqFt
Agland Value			
Site Improvements	12,672		
Total Value	311,133	184.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	24305	9x4		36	24.16		870
PRCH	SLAB PORCH - COVERED	24306	24x12		288	23.29		6,708



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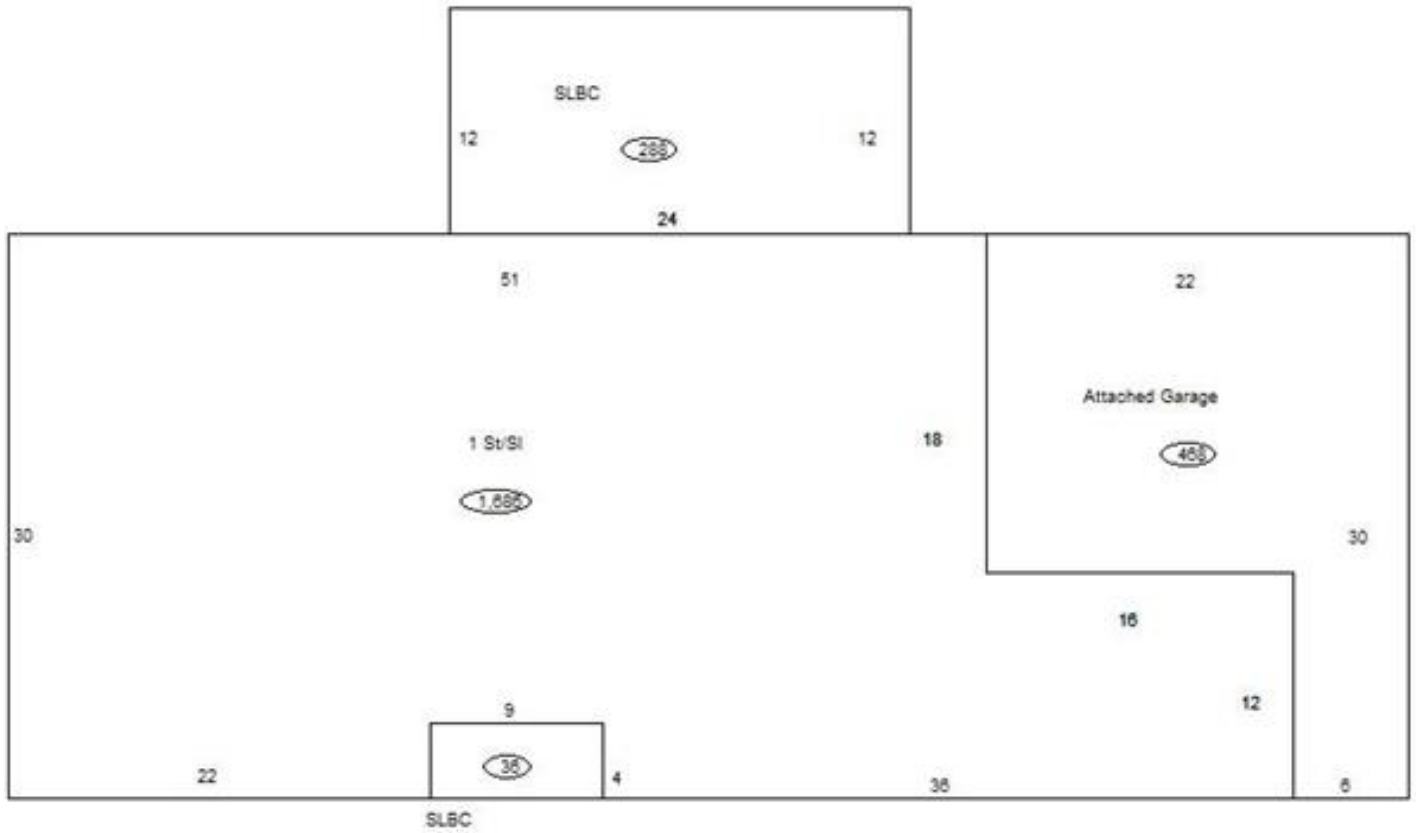
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Sketch Image

660010439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,686	1.000	1,686
2	G	1		10	Attached Garage	468	1.000	468
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						1,686		1,686



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			96
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 96)	449		449	449



DTGF	DETACHED GARAGE FAIR	0x0x0			1,056
Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (16.00 x 1,056)	16,896		16,896	4,224
				12,672