



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 660011851 Parcel ID 21N15E-11-1-00000-000-0000 Cadastral ID 11-21-15-00110 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 256708 LOWE, ROGER D TRUSTEE & JULIE C TRUSTEE 20404 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20404 S 4120 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 11 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31643963 -95.67090637																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
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	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,669 / 3,711
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,669
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.5 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0032. 7/26/2022

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	

Cost Approach				Manual : 01/2025			
Base Cost	105.04	Total Misc Impr	+ 65,934				
Roofing Adj	+ 4.41	Garage Cost	+ 40,664				
Subfloor Adj	+ -3.24	Total RCN	= 601,274				
Heat/Cool Adj	+ 17.38	Depreciation (29%)	- 174,369				
Plumbing Adj	+ 9.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 426,905				
Adj Base Cost	= 133.30	Lot Value	+ 426,905				
Total Area	x 3,711	Indicated Value	= 426,905				
Adjusted Cost	= 494,676	Value Per SqFt	115.04				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	426,905		
Lot Value		426,905	115.04 Per SqFt
Indicated Value		4,200	
Agland Value		65,280	
Site Improvements		923,290	248.80 Total Value Per SqFt
Total Value			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	28384	1381		1,381	32.37		44,703
PRCH	SLAB PORCH - COVERED	28385	387		387	34.91		13,510



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x40x0			2,400
	Qual 2	Cond	Year	2017	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (27.20 x 2,400)		65,280		65,280	65,280
	LF	LOAFING SHED	0x0x0			160
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 160)		682		682	682
	LF	LOAFING SHED	0x0x0			336
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 336)		1,431		1,431	1,431
	LF	LOAFING SHED	0x0x0			312
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 312)		1,329		1,329	1,329



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			5.720	192	192	1,098	1,098
GP	GRAVEL PITS	TMBR	10			9.790	18	18	176	176
RMB	RIVERTON LOAM 1-3% SLOPES	TMBR	75			9.416	135	135	1,271	1,271
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			15.074	110	110	1,655	1,655
TMBR Totals						40.000			4,200	4,200
Total Agland						40.000			4,200	4,200