



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	660011873													
Parcel ID	21N15E-11-3-00000-000-0000													
Cadastral ID	11-21-15-01900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	310401													
GILBERT, JAMES TIMOTHY														
AGREEMENT FOR DEED FOR STEVEN & DONNA EAGEN														
20757 S 4110 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20757 S 4110 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.25 - Acres											
Sec/Twn/Rng	11 / 21 / 15 / 3													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.31084335 -95.68604158														
N2 NW NW SW SW														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2630/925	GILBERT, TIMOTHY & JEAN ANN	03/07/2017	0	4										
2349/601	BUCKNER, DOROTHY S TRUSTEE	08/16/2013	0	9										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2014	Land Value	56,929	45,353	11%	4,989	Assessed	16,697						
Year Frozen	2005	Improvements	119,980	106,435		11,708	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	176,909	151,788		16,697	Total Taxable	15,697						
1,685.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011873	GILBERT, JAMES TIMOTHY	8	160,264	1000	15,211	1,633.00							
2024	2024-660011873	GILBERT, JAMES TIMOTHY	8	175,006	1000	14,738	1,583.00							
2023	2023-660011873	GILBERT, JAMES TIMOTHY &	8	167,620	1000	14,280	1,522.00							
2022	2022-660011873	GILBERT, JAMES TIMOTHY &	8	135,009	1000	13,834	1,484.00							
2021	2021-660011873	GILBERT, JAMES TIMOTHY &	8	138,482	1000	13,403	1,379.00							
2020	2020-660011873	GILBERT, JAMES TIMOTHY &	8	134,690	1000	12,984	1,385.00							
2019	2019-660011873	GILBERT, JAMES TIMOTHY &	8	123,420	1000	12,576	1,357.00							
2018	2018-660011873	GILBERT, JAMES TIMOTHY	8	132,064	1000	13,527	1,455.00							
2017	2017-660011873	GILBERT, JAMES TIMOTHY	8	130,970	0	14,407	1,511.00							
2016	2016-660011873	GILBERT, TIMOTHY & JEAN ANN	8	127,790	0	14,057	1,516.00							
2015	2015-660011873	GILBERT, TIMOTHY & JEAN ANN	8	124,222	0	13,665	1,406.00							
2014	2014-660011873	GILBERT, TIMOTHY & JEAN ANN	8	128,014	0	14,082	1,472.00							
2013	2013-660011873	GILBERT, TIMOTHY & JEAN ANN	8	113,180	1000	5,829	611.00							



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 1.25 Non-Ag Acres 1.2615 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,951.00 x 1.04 = 56,929 Factor Value Adjustments 1.0000 Lot Value 56,929		 <p>07/22/2022 09:31</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0019. 7/26/2022</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	1,642 / 1,642
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,642
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	448 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	161,330 98.25 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	118,857
Lot Value	56,929
Indicated Value	175,786 107.06 Per SqFt
Agland Value	
Site Improvements	1,123
Total Value	176,909 107.74 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.43	Total Misc Impr	+ 18,916
Roofing Adj	+ 4.34	Garage Cost	+ 12,647
Subfloor Adj	+ -1.15	Total RCN	= 233,053
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 114,196
Plumbing Adj	+ 5.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 118,857
Adj Base Cost	= 122.71	Lot Value	+ 56,929
Total Area	x 1,642	Indicated Value	= 175,786
Adjusted Cost	= 201,490	Value Per SqFt	107.06

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	28426	22x5		110	23.92		2,631
EPSW	ENCLOSED PORCH - SOLID WALL	28427	15x12		180	62.16		11,189



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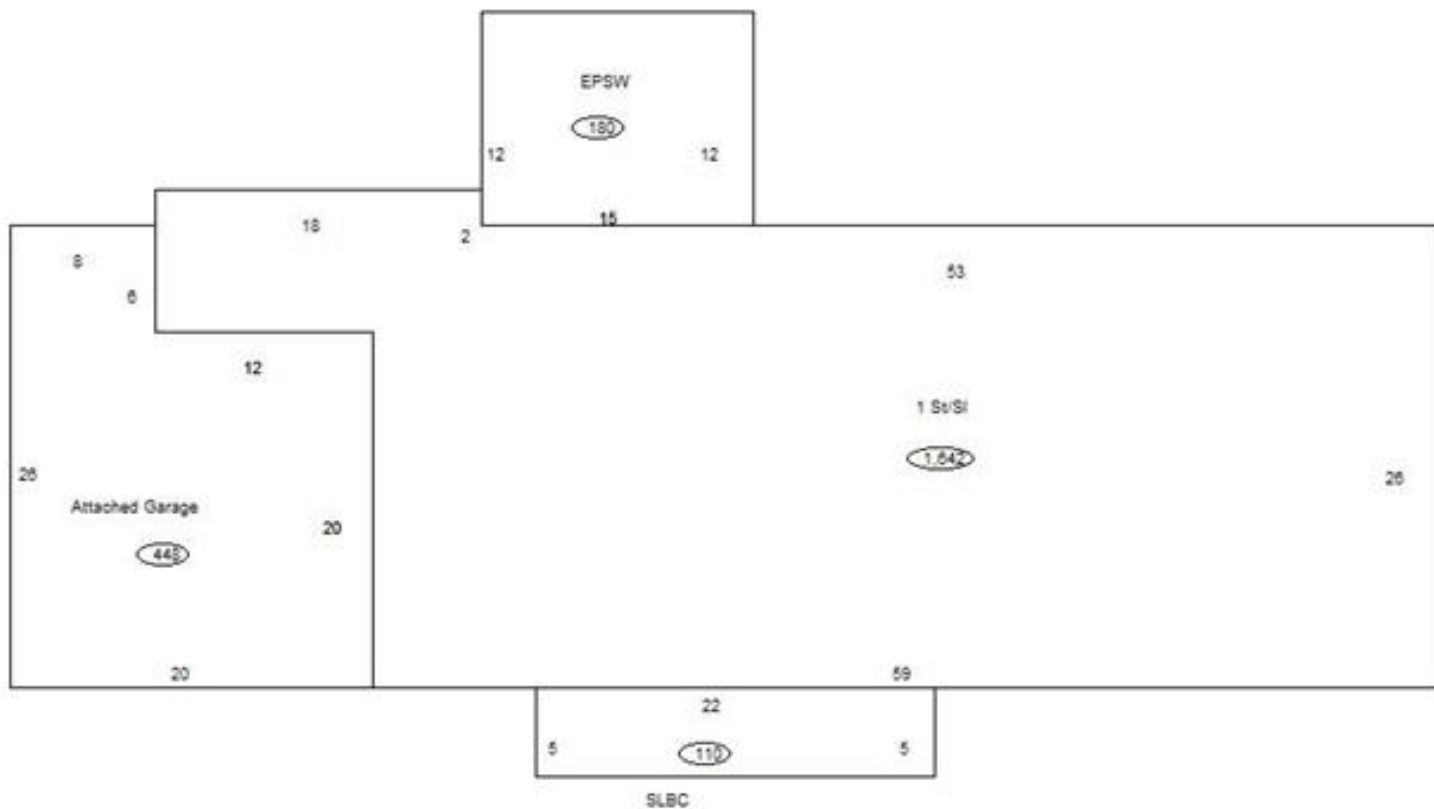
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,642	1.000	1,642
2	G	1		10	Attached Garage	448	1.000	448
3	M	PRCH		10	SLBC	110	1.000	110
4	M	EPSW		10	EPSW	180	1.000	180
Total Building Area						1,642		1,642



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			480
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (4.68 x 480)		2,246		2,246	1,123	1,123