



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:23:26
Page 1

Assessment Data					Primary Image									
Account	660011880													
Parcel ID	21N15E-11-3-00000-000-0000													
Cadastral ID	11-21-15-02500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	329259													
NELSON, CHERYL GAIL														
20805 S 4110 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20805 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: 36.30999462 -95.68604701														
S2 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></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										
/	SANDERS, ARVILLA L	10/31/2019	155,000	YES										
962/642	SELLER	06/17/1994	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2020	Land Value	57,513	42,472	11%	4,672	Assessed	19,199	2,043.57					
Year Frozen	1997	Improvements	139,913	132,066		14,527	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	197,426	174,538		19,199	Total Taxable	18,199	1,951.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011880	NELSON, CHERYL GAIL	8	195,031	1000	17,640	1,891.00							
2024	2024-660011880	NELSON, CHERYL GAIL	8	203,783	1000	17,098	1,834.00							
2023	2023-660011880	NELSON, CHERYL GAIL	8	190,354	1000	16,570	1,764.00							
2022	2022-660011880	NELSON, CHERYL GAIL	8	155,077	1000	16,059	1,720.00							
2021	2021-660011880	NELSON, CHERYL GAIL	8	163,893	0	18,029	1,837.00							
2020	2020-660011880	NELSON, CHERYL GAIL	8	158,147	0	17,397	1,837.00							
2019	2019-660011880	SANDERS, ARVILLA L	8	145,506	2000	5,652	631.00							
2018	2018-660011880	SANDERS, SIDNEY	8	150,078	2000	5,652	630.00							
2017	2017-660011880	SANDERS, SIDNEY	8	148,834	2000	5,653	619.00							
2016	2016-660011880	SANDERS, SIDNEY	8	145,111	2000	5,653	638.00							
2015	2015-660011880	SANDERS, SIDNEY	8	140,695	2000	5,653	608.00							
2014	2014-660011880	SANDERS, SIDNEY	8	143,275	2000	5,652	614.00							
2013	2013-660011880	SANDERS, SIDNEY	8	131,451	2000	5,652	605.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:23:26
Page 2

Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.25	
Non-Ag Acres	1.2839	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,925.00 x 1.03 = 57,513	
Factor Value		
Adjustments	1.0000	
Lot Value	57,513	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,673 / 1,673
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,673
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0020. 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	198,207	118.47	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.58	Total Misc Impr	+	7,965			
Roofing Adj	+ 4.87	Garage Cost	+	17,775			
Subfloor Adj	+ -2.31	Total RCN	=	253,368			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	114,016			
Plumbing Adj	+ 9.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,352			
Adj Base Cost	= 136.06	Lot Value	+	57,513			
Total Area	x 1,673	Indicated Value	=	196,865			
Adjusted Cost	= 227,628	Value Per SqFt		117.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,352		
Lot Value	57,513		
Indicated Value	196,865	117.67	Per SqFt
Agland Value			
Site Improvements	561		
Total Value	197,426	118.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28445	5x5		25	26.85		671
PRCH	SLAB PORCH - COVERED	28446	20x14		280	26.05		7,294



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

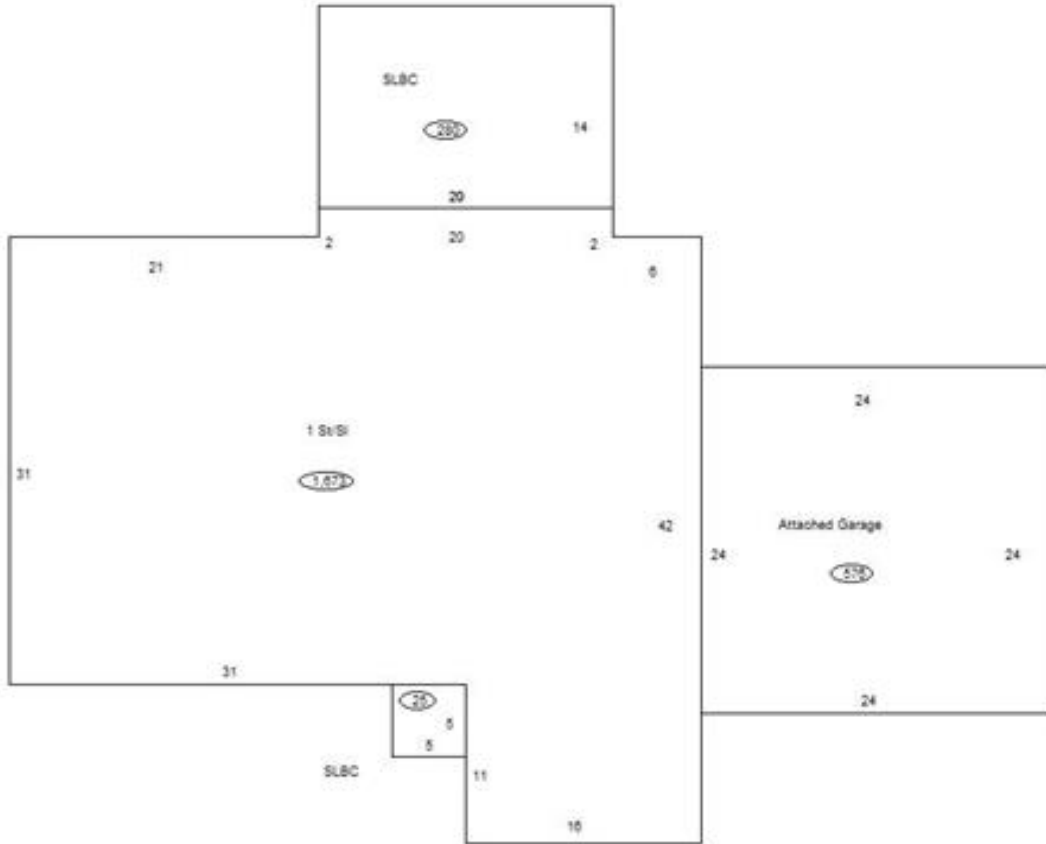
Date 04/16/2026

Time 22:23:26

Page 3

Sketch Image

660011880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,673	1.000	1,673
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	25	1.000	25
4	M	PRCH		10	SLBC	280	1.000	280
Total Building Area						1,673		1,673



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:23:27
Page 4

660011880

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			240
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 240)	1,123		1,123	562
						561