



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:00:49
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011881 Parcel ID 21N15E-11-4-00000-000-0000 Cadastral ID 11-21-15-02600 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 336519 MASLEN, THOMAS WILLIAM & WHITNEY SUZANNE 20724 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20724 S 4120 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 11 / 21 / 15 / 4 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0027. 7/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.31059148 -95.66980859 N/2 NE/4 SE/4 SE/4.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.6622	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	203,086.00 x .55 = 111,020	
Factor Value		
Adjustments	1.0000	
Lot Value	111,020	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,744 / 1,744
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0027. 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	179,491	102.92	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.57	Total Misc Impr	+	7,867			
Roofing Adj	+ 4.29	Garage Cost	+				
Subfloor Adj	+ 1.18	Total RCN	=	212,944			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	97,954			
Plumbing Adj	+ 8.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,990			
Adj Base Cost	= 117.59	Lot Value	+	111,020			
Total Area	x 1,744	Indicated Value	=	226,010			
Adjusted Cost	= 205,077	Value Per SqFt		129.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,990		
Lot Value	111,020		
Indicated Value	226,010	129.59	Per SqFt
Agland Value			
Site Improvements	48,577		
Total Value	274,587	157.45	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	28448	29x4		116	23.89		2,771



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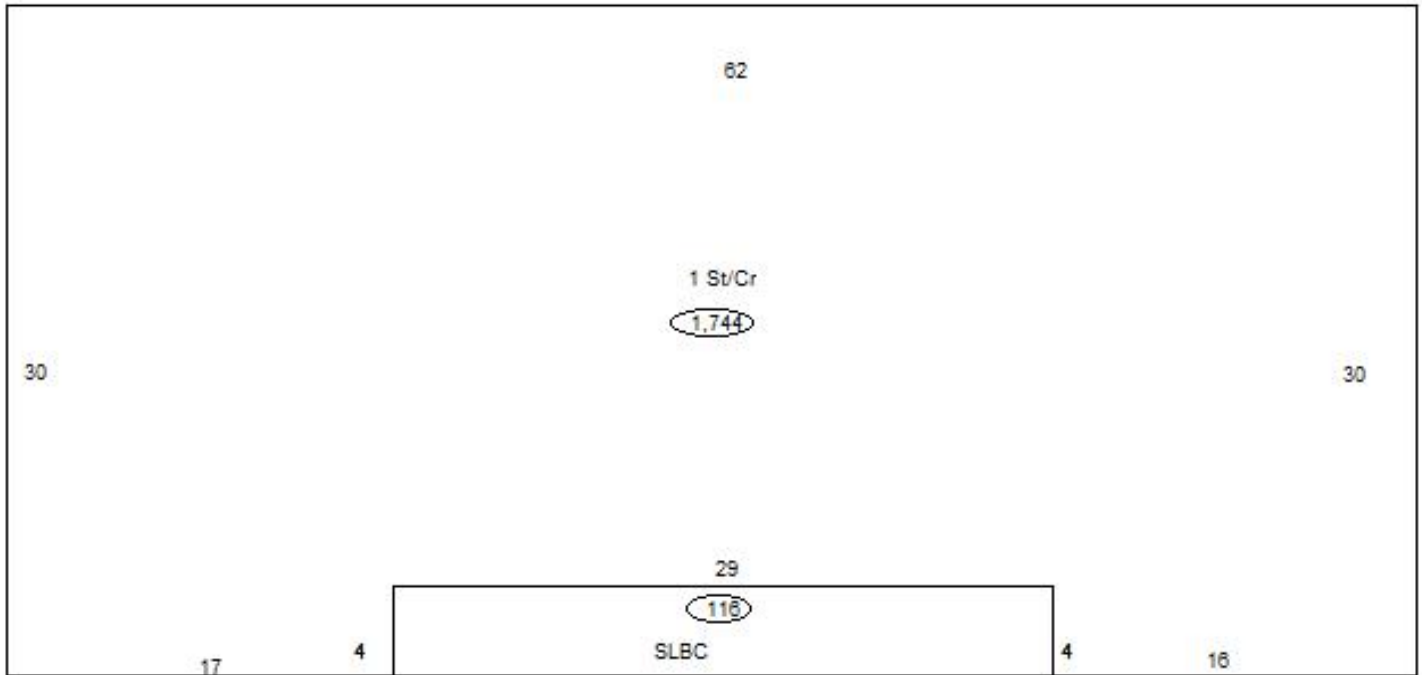
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Sketch Image

660011881



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,744	1.000	1,744
2	M	PRCH		10	SLBC	116	1.000	116
Total Building Area						1,744		1,744



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x30x0		Formed Metal	900
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (32.93 x 900)		29,637	29,637	889	28,748
	GRDT	GARAGE - DETACHED	10x38x0			380
	Qual	3	Cond 3	Year 2011	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (32.02 x 380)		12,168	12,168		12,168
	GRD	Apartment Garage, Detached	18x20x0			360
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (21.28 x 360)		7,661	7,661		7,661