



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	660011882													
Parcel ID	21N15E-11-4-00000-000-0000													
Cadastral ID	11-21-15-02900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	321064													
AVEY, SEBE														
20558 S 4120 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20558 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	11 / 21 / 15 / 4													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31257033 -95.66905242														
S 495' N 990' E 220' NE SE														
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	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2623/17	KELLEHAN, TERRY L & MARGARET A	03/28/2017	110,000	12					
A	Add-Homestead	No	1,000		1202/188	HOLT, JACKIE ROSCOE	11/15/1999	50,000	Yes					
					1186/929	HOLT, J V	08/12/1999	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2018	Land Value	82,328	57,418	11%	6,316	Assessed	21,706	2,310.42					
Year Frozen	0	Improvements	185,065	139,912		15,390	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	267,393	197,330		21,706	Total Taxable	20,706	2,218.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011882	AVEY, SEBE	8	233,213	1000	20,074	2,150.00							
2024	2024-660011882	AVEY, SEBE	8	241,286	1000	19,460	2,085.00							
2023	2023-660011882	AVEY, SEBE	8	186,820	1000	18,864	2,006.00							
2022	2022-660011882	AVEY, SEBE	8	175,327	1000	18,286	1,957.00							
2021	2021-660011882	AVEY, SEBE	8	177,673	1000	18,040	1,852.00							
2020	2020-660011882	AVEY, SEBE	8	174,469	1000	17,485	1,861.00							
2019	2019-660011882	AVEY, SEBE	8	163,152	2000	15,947	1,730.00							
2018	2018-660011882	AVEY, SEBE	8	145,821	0	16,041	1,709.00							
2017	2017-660011882	AVEY, SEBE	8	144,795	0	8,097	849.00							
2016	2016-660011882	KELLEHAN, TERRY L & MARGARET A	8	141,574	0	7,712	832.00							
2015	2015-660011882	KELLEHAN, TERRY L & MARGARET A	8	144,066	1000	6,345	666.00							
2014	2014-660011882	KELLEHAN, TERRY L & MARGARET A	8	173,583	1000	6,131	653.00							
2013	2013-660011882	KELLEHAN, TERRY L & MARGARET A	8	159,985	1000	5,923	622.00							



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.4666 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 107,445.00 x .77 = 82,328 Factor Value Adjustments 1.0000 Lot Value 82,328		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,176 / 3,048
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 57



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,304	99.84	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	84.55	Total Misc Impr	+ 5,862				
Roofing Adj	+ 3.29	Garage Cost	+ 13,584				
Subfloor Adj	+ 0.00	Total RCN	= 339,882				
Heat/Cool Adj	+ 12.64	Depreciation (60%)	- 203,929				
Plumbing Adj	+ 4.65	Lump Sums	+ 6,739				
Basement Adj	+ 0.00	RCNLD	= 142,692				
Adj Base Cost	= 105.13	Lot Value	+ 82,328				
Total Area	x 3,048	Indicated Value	= 225,020				
Adjusted Cost	= 320,436	Value Per SqFt	73.83				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,692		
Lot Value	82,328		
Indicated Value	225,020	73.83	Per SqFt
Agland Value			
Site Improvements	42,373		
Total Value	267,393	87.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	28452	22x14		308	8.85		2,726
PATO	SLAB PORCH - OPEN	28453	36x10		360	8.71		3,136
BALW	BALCONY - WOOD	28454	20x12		240	28.08		6,739



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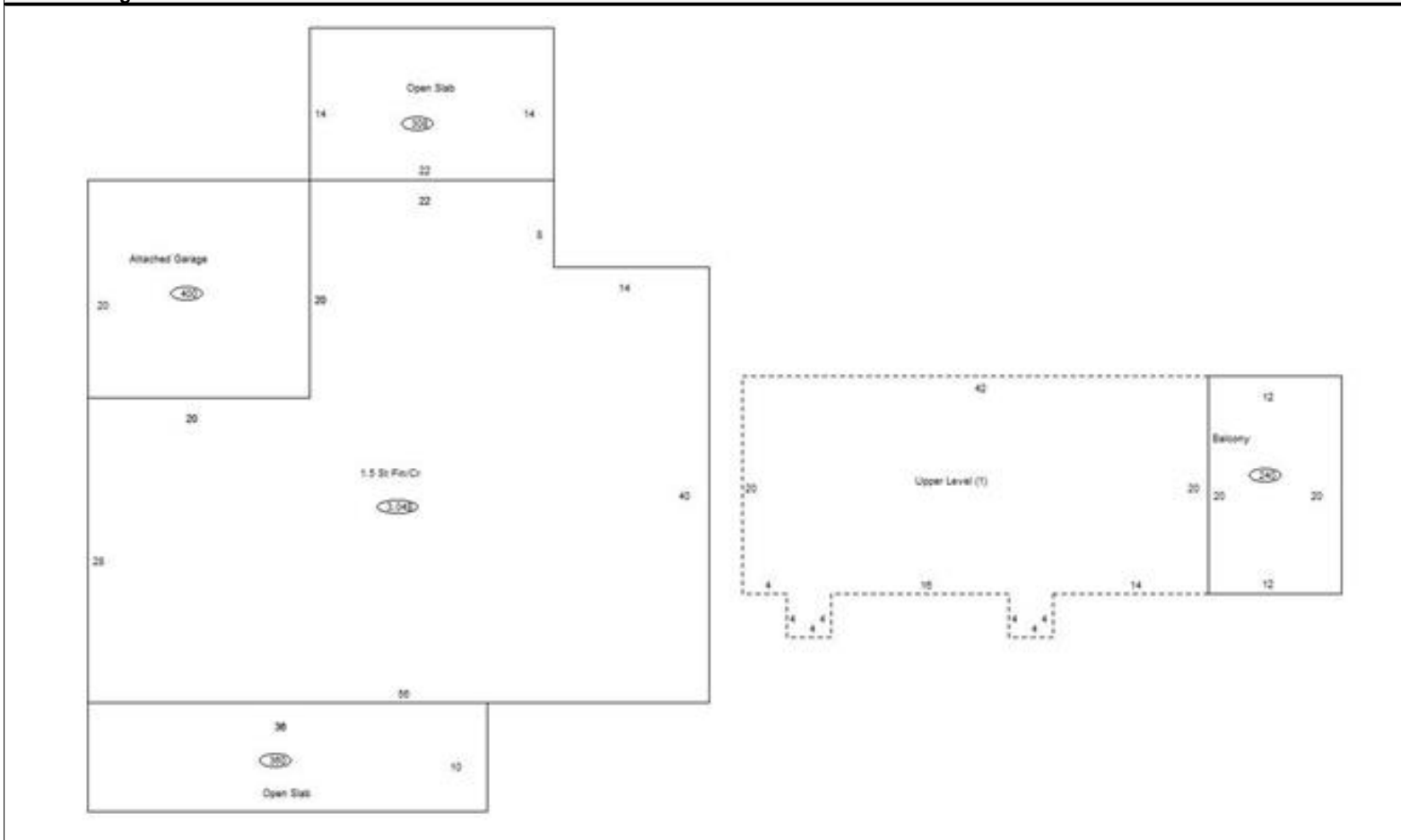
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,176	1.401	3,048
2	G	1		10	Attached Garage	400	1.000	400
3	M	PATO		10	Open Slab	308	1.000	308
4	M	PATO		10	Open Slab	360	1.000	360
5	M	BALW		10	Balcony	240	1.000	240
6	U	^UL		10	Upper Level (1)	872	1.000	872
Total Building Area						2,176		3,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x60x0			1,800
	Qual	2	Cond 3	Year	2018	Eff Age 6
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	
Base Cost (26.45 x 1,800)		47,610		47,610	5,237	42,373
	BARN	BARN	0x0x0			1,155
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (10.26 x 1,155)		11,850		11,850	11,850	
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 2	Year		Eff Age 2026
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.68 x)						