



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 660011941 Parcel ID 000000-00-0-00339-002-0002 Cadastral ID 11-21-15-04030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 312703 CARSON, STEPHANIE A 20667 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20667 S 4110 RD Subdivision GREEN COUNTRY ESTATES Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31190048 -95.68604073																																																																																																																									
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2674 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,206.00 x 1.22 = 67,102 Factor Value Adjustments 1.0000 Lot Value 67,102		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	1,834 / 1,834
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,834
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 160,835 87.70 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value 18,630 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.66	Total Misc Impr	+ 17,930	Roofing Adj	+ 3.90	Garage Cost	+ 11,733
Subfloor Adj	+ 0.00	Total RCN	= 240,115	Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 110,453
Plumbing Adj	+ 6.89	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 129,662
Adj Base Cost	= 114.75	Lot Value	+ 67,102	Total Area	x 1,834	Indicated Value	= 196,764
		Value Per SqFt	107.29	Adjusted Cost	= 210,452		

Value Reconciliation
Selected Approach Cost Approach Improvements 129,662 Lot Value 67,102 Indicated Value 196,764 107.29 Per SqFt Agland Value Site Improvements Total Value 196,764 107.29 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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	28705	22x9		198	54.35		10,761
PRCH	SLAB PORCH - COVERED	28707	124		124	20.90		2,592



Rogers

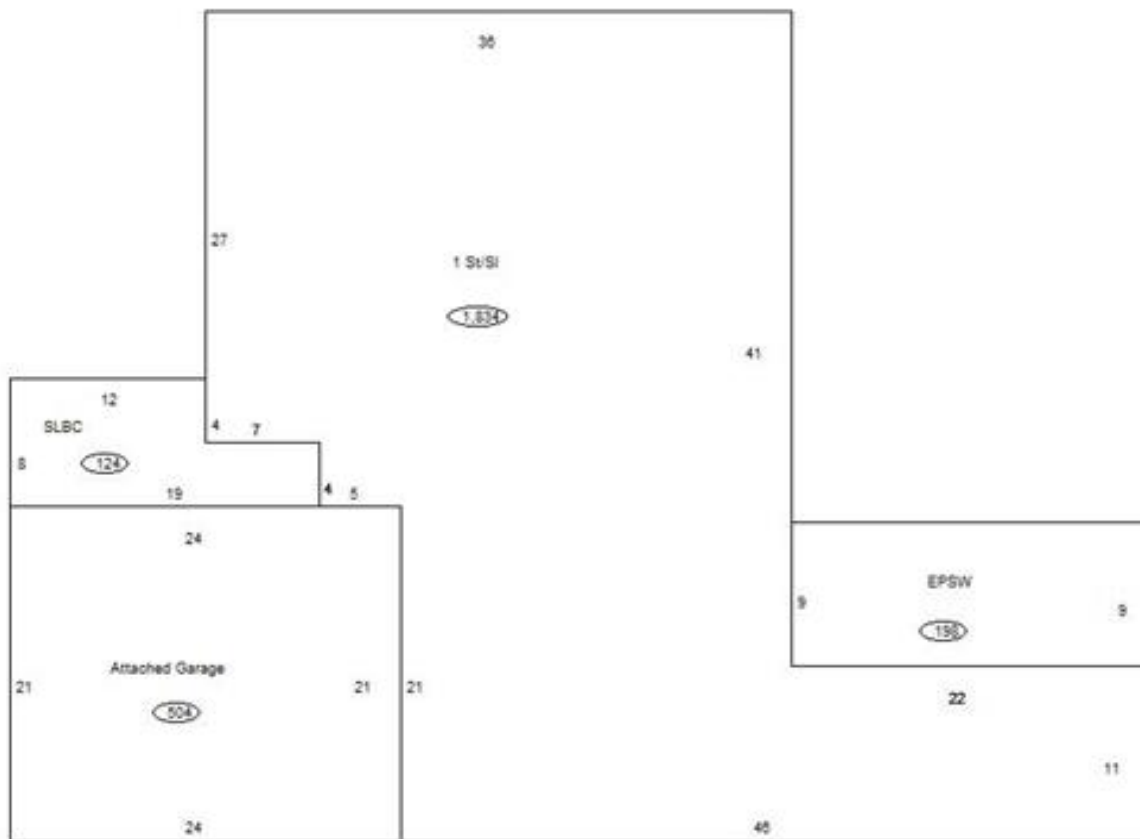
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Sketch Image

660011941



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,834	1.000	1,834
2	M	EPSW		10	EPSW	198	1.000	198
3	G	1		10	Attached Garage	504	1.000	504
4	M	PRCH		10	SLBC	124	1.000	124
Total Building Area						1,834		1,834