



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:29
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Assessment Data					Primary Image														
Account 660011958 Parcel ID 000000-00-0-00903-001-0002 Cadastral ID 11-21-15-04200 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 330008 TATRO FAMILY REVOCABLE TRUST 20565 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20565 S 4110 RD Subdivision WESTVIEW ESTATES Lot/Block 0002 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0116. 7/26/2022</p>														
Legal Description Lat/Long: 36.31399547 -95.68620551																			
LOTS 1 & 2 BLOCK 1 WESTVIEW ESTATES					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	TATRO, DENIM J &	01/28/2020	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax										
Remove Cap	0		Land Value 53,276	23,563	11%	2,592	Assessed	7,343	781.60										
Year Frozen	2005		Improvements 97,651	43,189		4,751	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 150,927	66,752		7,343	Total Taxable	6,343	689.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660011958	TATRO FAMILY REVOCABLE TRUST			8	147,462	1000	6,343	689.00										
2024	2024-660011958	TATRO FAMILY REVOCABLE TRUST			8	155,410	1000	6,343	689.00										
2023	2023-660011958	TATRO FAMILY REVOCABLE TRUST			8	113,594	1000	6,342	684.00										
2022	2022-660011958	TATRO FAMILY REVOCABLE TRUST			8	112,087	1000	6,343	687.00										
2021	2021-660011958	TATRO FAMILY REVOCABLE TRUST			8	115,976	1000	6,342	660.00										
2020	2020-660011958	TATRO FAMILY REVOCABLE TRUST			8	116,769	1000	6,343	684.00										
2019	2019-660011958	TATRO, DENIM J &			8	111,943	1000	6,342	691.00										
2018	2018-660011958	TATRO, DENIM J &			8	106,510	1000	6,343	690.00										
2017	2017-660011958	TATRO, DENIM J			8	105,761	1000	6,343	678.00										
2016	2016-660011958	TATRO, DENIM J			8	103,454	1000	6,343	698.00										
2015	2015-660011958	TATRO, DENIM J			8	104,150	1000	6,342	666.00										
2014	2014-660011958	TATRO, DENIM J			8	107,173	1000	6,343	674.00										
2013	2013-660011958	TATRO, DENIM J			8	99,431	1000	6,343	664.00										




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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8384 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 36,521.00 x 1.46 = 53,276 Factor Value Adjustments 1.0000 Lot Value 53,276		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0116. 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	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,361 / 1,361
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,361
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.8 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	151,619	111.40	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	104.45	Total Misc Impr	+	8,715	
Roofing Adj	+ 4.63	Garage Cost	+	14,259	
Subfloor Adj	+ -1.22	Total RCN	=	187,791	
Heat/Cool Adj	+ 5.57	Depreciation (48%)	-	90,140	
Plumbing Adj	+ 7.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	97,651	
Adj Base Cost	= 121.10	Lot Value	+	53,276	
Total Area	x 1,361	Indicated Value	=	150,927	
Adjusted Cost	= 164,817	Value Per SqFt		110.89	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,651		
Lot Value	53,276		
Indicated Value	150,927	110.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	150,927	110.89	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	28770		88	88	23.99		2,111
PATO	SLAB PORCH - OPEN	28771	12x12		144	10.47		1,508



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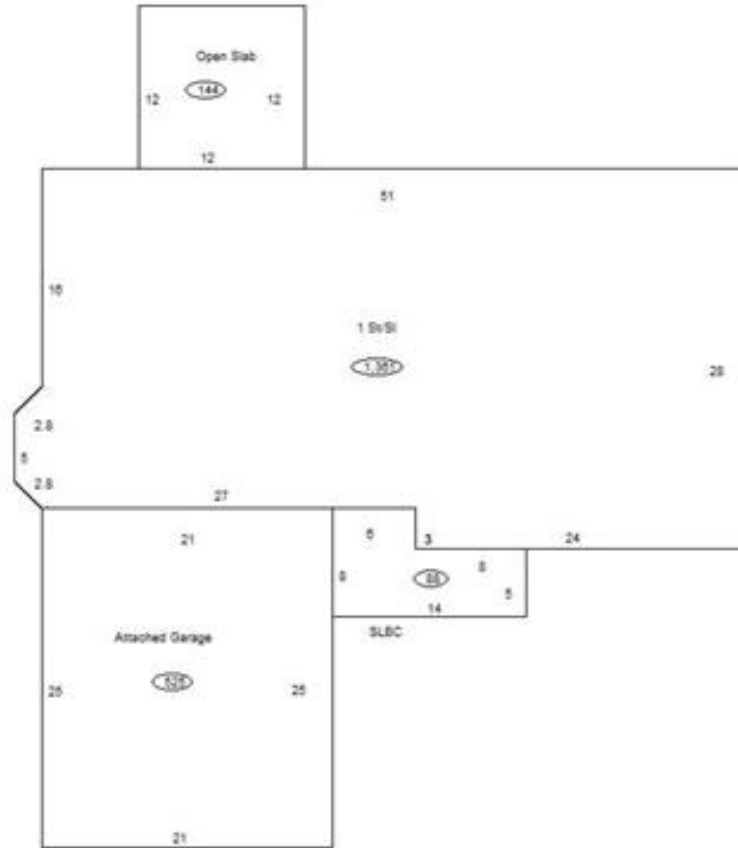
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Sketch Image

660011958



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,361	1.000	1,361
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PATO		10	Open Slab	144	1.000	144
Total Building Area						1,361		1,361