



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:10:48
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Assessment Data					Primary Image									
Account	660012023				<p>660012023_003.JPG 12/18/2025</p>									
Parcel ID	21N17E-11-4-00000-000-0000													
Cadastral ID	11-21-17-00600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	53604													
GROENEVELT, RICHARD D														
20878 S 4240 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20878 S 4240 RD													
Subdivision														
Lot/Block	/	Parcel Size	11.95 - Acres											
Sec/Twn/Rng	11 / 21 / 17 / 4													
Neighborhood	2117 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.30840555 -95.45488752														
E 858' S2 SE SE LESS TR BEG SE/C S2 SE SE TH W 859.91' N 86.32' N 88-50-38 E 80.81' TH N 74-48-45 E 103.07' TH N 88-50-38 E 679.11' TH S ALG E/L S2 SE SE 105' TO POB FOR HWY 20														
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 colspan="5"> </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										
A	Add-Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	161,620	95,159	11%	10,467	Assessed	22,672 2,229.11						
Year Frozen	2021	Improvements	188,446	110,954		12,205	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00						
TIF Project ID	0	Total Value	350,066	206,113		22,672	Total Taxable	21,672 2,141.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012023	GROENEVELT, RICHARD D	94	340,520	1000	21,673	2,141.00							
2024	2024-660012023	GROENEVELT, RICHARD D	94	350,982	1000	21,672	2,285.00							
2023	2023-660012023	GROENEVELT, RICHARD D	94	224,995	1000	21,673	2,330.00							
2022	2022-660012023	GROENEVELT, RICHARD D	94	224,943	1000	21,672	2,352.00							
2021	2021-660012023	GROENEVELT, RICHARD D	94	230,348	1000	21,672	2,274.00							
2020	2020-660012023	GROENEVELT, RICHARD D	94	223,007	1000	21,012	2,199.00							
2019	2019-660012023	GROENEVELT, RICHARD D	94	207,167	1000	20,371	2,102.00							
2018	2018-660012023	GROENEVELT, RICHARD D	94	213,126	1000	19,749	2,060.00							
2017	2017-660012023	GROENEVELT, RICHARD D	94	211,872	2000	18,145	1,882.00							
2016	2016-660012023	GROENEVELT, RICHARD D	94	207,193	1000	18,558	1,903.00							
2015	2015-660012023	GROENEVELT, RICHARD D	94	201,533	1000	17,988	1,884.00							
2014	2014-660012023	GROENEVELT, RICHARD D	94	204,831	1000	17,435	1,792.00							
2013	2013-660012023	GROENEVELT, RICHARD D	94	189,398	1000	16,898	1,712.00							




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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 11.95 Non-Ag Acres 12.001 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 522,765.00 x .31 = 161,620 Factor Value Adjustments 1.0000 Lot Value 161,620		 <p>660012023 12/17/25</p> <p>660012023_003.JPG 12/18/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,080 / 2,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,080
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 230,104 110.63 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	112.06	Total Misc Impr	+ 14,978	Roofing Adj	+ 4.65	Garage Cost	+ 15,422
Subfloor Adj	+ -2.19	Total RCN	= 314,403	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 135,193
Plumbing Adj	+ 9.38	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 179,210
Adj Base Cost	= 136.54	Lot Value	+ 161,620	Total Area	x 2,080	Indicated Value	= 340,830
		Value Per SqFt	163.86	Adjusted Cost	= 284,003		

Value Reconciliation
Selected Approach Cost Approach Improvements 179,210 Lot Value 161,620 Indicated Value 340,830 163.86 Per SqFt Agland Value Site Improvements 9,236 Total Value 350,066 168.30 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	28886	268		268	26.09		6,992
PATO	SLAB PORCH - OPEN	28887	20x12		240	9.88		2,371



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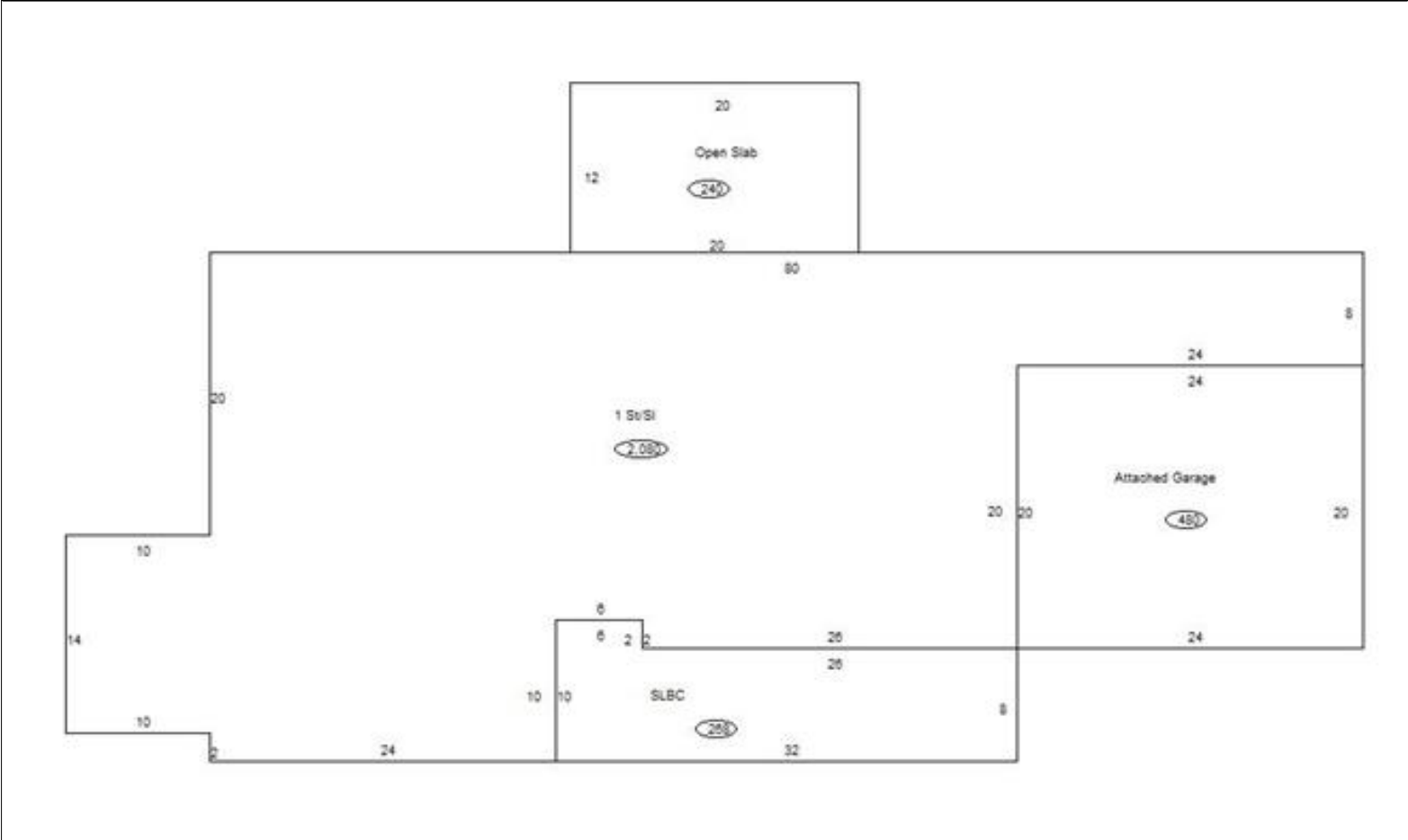
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,080	1.000	2,080
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	268	1.000	268
4	M	PATO		10	Open Slab	240	1.000	240
Total Building Area						2,080		2,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,030
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (9.10 x 2,030)		18,473		18,473	9,237	9,236