



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:10
Page 1

Assessment Data					Primary Image									
Account	660012659													
Parcel ID	000000-00-0-00174-004-0005													
Cadastral ID	12-21-15-03130													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	278537													
SIMMONS, RICHARD DARRELL &														
REGINA K														
20605 LYNN CIR														
CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20605 LYNN CIR													
Subdivision	COLONIAL ESTATES 2													
Lot/Block	0005 / 0004	Parcel Size 1 - Lots												
Sec/Twn/Rng	12 / 21 / 15 / 5													
Neighborhood	1209 - R-V03,3-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.31068182 -95.66112389														
LOT 5 BLOCK 4 COLONIAL ESTATES 2														
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" style="height: 100px;"> </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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1343/77	PACEWICZ, THOMAS L	12/18/2001	124,500	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2002	Land Value	86,136	41,699	11%	4,587	Assessed	21,031						
Year Frozen	0	Improvements	150,480	149,491		16,444	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	236,616	191,190		21,031	Total Taxable	20,031						
								2,146.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012659	SIMMONS, RICHARD DARRELL &	8	231,274	1000	19,418	2,081.00							
2024	2024-660012659	SIMMONS, RICHARD DARRELL &	8	258,212	1000	18,824	2,018.00							
2023	2023-660012659	SIMMONS, RICHARD DARRELL &	8	174,967	1000	18,246	1,941.00							
2022	2022-660012659	SIMMONS, RICHARD DARRELL &	8	177,095	1000	18,480	1,978.00							
2021	2021-660012659	SIMMONS, RICHARD DARRELL &	8	172,567	1000	17,982	1,846.00							
2020	2020-660012659	SIMMONS, RICHARD DARRELL &	8	169,766	1000	17,658	1,879.00							
2019	2019-660012659	SIMMONS, RICHARD DARRELL &	8	164,675	1000	17,114	1,841.00							
2018	2018-660012659	SIMMONS, RICHARD DARRELL &	8	168,081	1000	17,489	1,877.00							
2017	2017-660012659	SIMMONS, RICHARD DARRELL &	8	166,510	1000	17,316	1,828.00							
2016	2016-660012659	SIMMONS, RICHARD DARRELL &	8	162,369	1000	16,861	1,832.00							
2015	2015-660012659	SIMMONS, RICHARD DARRELL &	8	158,632	1000	16,396	1,700.00							
2014	2014-660012659	SIMMONS, RICHARD DARRELL &	8	162,549	1000	15,890	1,672.00							
2013	2013-660012659	SIMMONS, RICHARD DARRELL &	8	152,500	1000	15,398	1,597.00							



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Date 04/16/2026
Time 22:22:10
Page 2

Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2533	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,595.00 x 1.58 = 86,136	
Factor Value		
Adjustments	1.0000	
Lot Value	86,136	

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	980 / 1,972
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace 100% Forced Air Furnac
Roof Cover	1 Composition Shingle
Area on Slab	980
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

Cost Approach		Manual : 01/2025	
Base Cost	89.64	Total Misc Impr	+ 16,228
Roofing Adj	+ 2.75	Garage Cost	+
Subfloor Adj	+ -1.33	Total RCN	= 239,537
Heat/Cool Adj	+ 12.28	Depreciation (40%)	- 95,815
Plumbing Adj	+ 9.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,722
Adj Base Cost	= 113.24	Lot Value	+ 86,136
Total Area	x 1,972	Indicated Value	= 229,858
Adjusted Cost	= 223,309	Value Per SqFt	116.56



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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	181,554	92.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	199,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,722		
Lot Value	86,136		
Indicated Value	229,858	116.56	Per SqFt
Agland Value			
Site Improvements	6,758		
Total Value	236,616	119.99	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	30585	38x8		304	25.98		7,898
PATO	SLAB PORCH - OPEN	30586	12x8		96	11.48		1,102
PATO	SLAB PORCH - OPEN	30587	146		146	11.05		1,613



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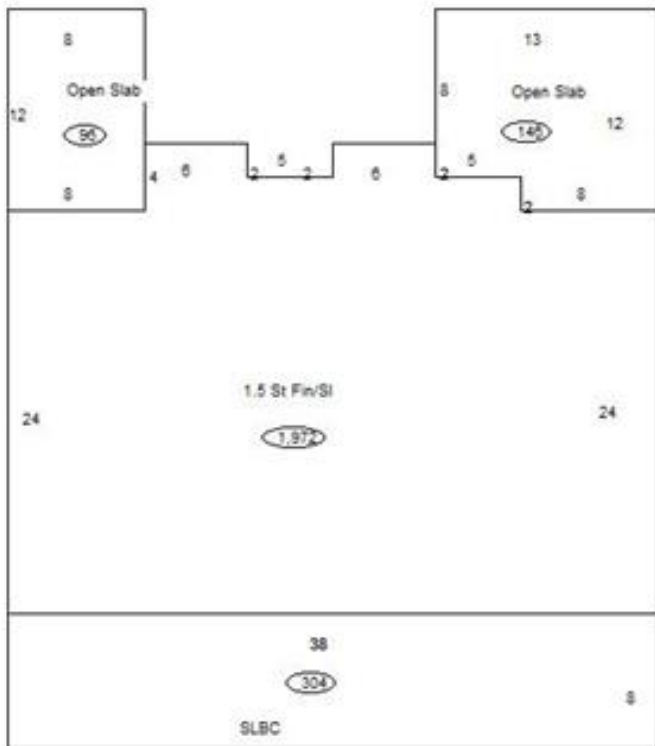
Date 04/16/2026

Time 22:22:10

Page 3

Sketch Image

660012659



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	980	2.012	1,972
2	M	PRCH		10	SLBC	304	1.000	304
3	M	PATO		10	Open Slab	96	1.000	96
4	M	PATO		10	Open Slab	146	1.000	146
5	U	^UL		10	Upper Level (1)	992	1.000	992
Total Building Area						980		1,972



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Date 04/16/2026
Time 22:22:10
Page 4

660012659

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			528
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 528)		8,448		8,448	1,690	6,758