



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:51:33
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Assessment Data					Primary Image																																																																																																																				
Account 660013245 Parcel ID 21N15E-13-2-00000-000-0000 Cadastral ID 13-21-15-00200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 329552 WARREN, DAVID & MICHELLE 21233 S 4120 RD CLAREMORE OK 74019-6411 Parcel Location Situs 21233 S 4120 RD Subdivision Lot/Block / Parcel Size 1.61 - Acres Sec/Twn/Rng 13 / 21 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0005. 8/8/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30231170 -95.66603705																																																																																																																									
TR DESC 2022-004725 AS COMM SW/C N2 SW NW; N01.2053W 241'; N88.3352E 653.18' TO POB; N88.3852E 291.45'; S01.2052E 241'; S88 3853W 291.45'; N01.2052W 241' TO POB.					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																																																																																																											
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.6171		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	70,442.00 x .94 =	66,223	
Factor Value			
Adjustments	1.0000		
Lot Value	66,223		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0005. 8/8/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,615 / 2,615
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,152 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	358,659	137.15	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.09	Total Misc Impr	+	14,943			
Roofing Adj	+ 5.00	Garage Cost	+	42,866			
Subfloor Adj	+ 0.00	Total RCN	=	412,037			
Heat/Cool Adj	+ 14.47	Depreciation (46%)	-	189,537			
Plumbing Adj	+ 10.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	222,500			
Adj Base Cost	= 135.46	Lot Value	+	66,223			
Total Area	x 2,615	Indicated Value	=	288,723			
Adjusted Cost	= 354,228	Value Per SqFt		110.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,500		
Lot Value	66,223		
Indicated Value	288,723	110.41	Per SqFt
Agland Value			
Site Improvements	9,910		
Total Value	298,633	114.20	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	31885		102	102	29.20		2,978
PRCH	Slab Porch - Covered	154499		48x4	192	28.83		5,535



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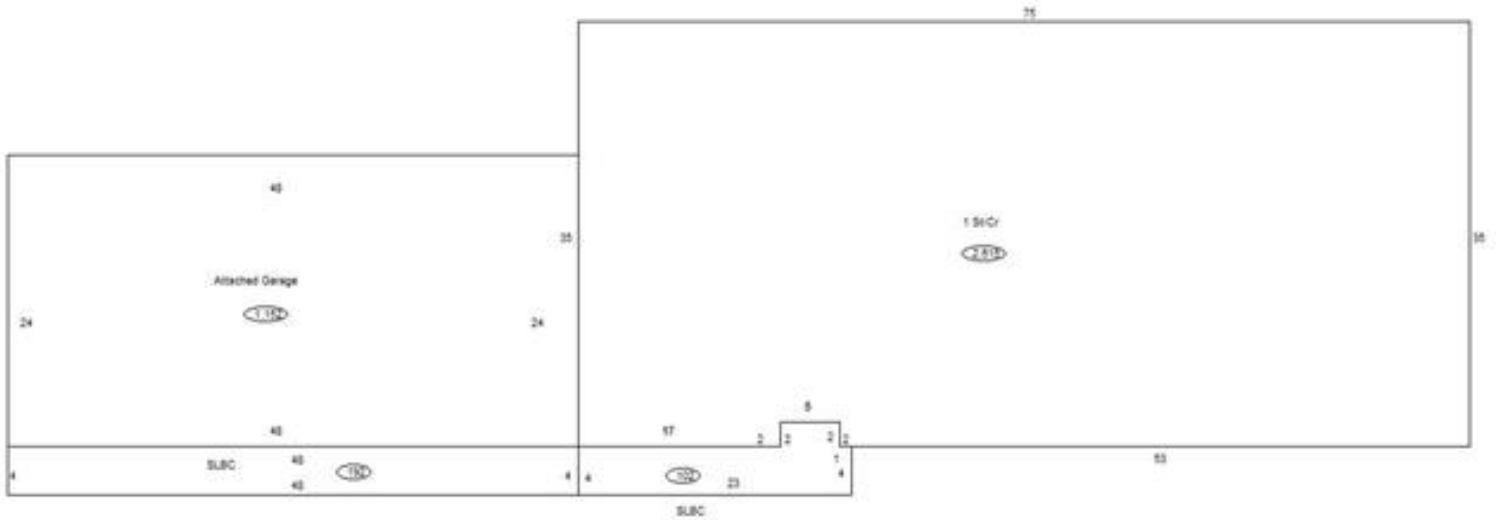
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,615	1.000	2,615
2	G	1		10	Attached Garage	1,152	1.000	1,152
3	M	PRCH		10	SLBC	102	1.000	102
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						2,615		2,615



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			528
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 528)	16,516	16,516	6,606	9,910