



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:12:43  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013246 <b>Parcel ID</b> 21N15E-13-2-00000-000-0000 <b>Cadastral ID</b> 13-21-15-00210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 326819 TANDY, SUE LIVING TRUST  2307 HOLLY RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21225 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.13 - Acres <b>Sec/Twn/Rng</b> 13 / 21 / 15 / 2 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0002. 8/8/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30315370 -95.66659683																																																																																																																									
TR DESC AS COMM SW/C NW; N01.2052W 880.16' TO POB; N01 2052W 30'; N88.3852E 345.22'; N01.2052W 408.13'; N88.3859E 599.41'; S01.2052E 418.13'; S88.3852W 291.45'; S01.2108E 20'; S88.3852W 653 18' TO POB					<b>Building Permits</b> <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	5.8945		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	256,763.00 x .50 = 127,123		
Factor Value			
Adjustments	1.0000		
Lot Value	127,123		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0808\IMG\_0002. 8/8/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,968 / 3,718
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	546,876 147.09 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	348,388
Lot Value	127,123
Indicated Value	475,511 127.89 Per SqFt
Agland Value	
Site Improvements	133,531
Total Value	609,042 163.81 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.19	Total Misc Impr	+ 17,260
Roofing Adj	+ 3.23	Garage Cost	+
Subfloor Adj	+ -2.45	Total RCN	= 452,452
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	- 104,064
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 348,388
Adj Base Cost	= 117.05	Lot Value	+ 127,123
Total Area	x 3,718	Indicated Value	= 475,511
Adjusted Cost	= 435,192	Value Per SqFt	127.89

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31888	235		235	32.14		7,553
PRCH	SLAB PORCH - COVERED	31889	304		304	31.93		9,707





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	32x58x0			1,856	
	Qual	4	Cond 4	Year	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (37.96 x 1,856)	70,454		70,454	2,114	68,340
	GRDT	GARAGE - DETACHED	0x0x0			858	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.24 x 858)	23,372		23,372	5,843	17,529
	GRDT	GARAGE - DETACHED	0x0x0			1,110	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.24 x 1,110)	30,236		30,236	3,024	27,212
	SV	SWIM VINYL	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25,000.00 x 1)	25,000		25,000	7,500	17,500
	GF	GAZEBO FAIR	0x0x0			1	
	Qual	2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2,950.00 x 1)	2,950		2,950		2,950