



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660013251 Parcel ID 21N15E-13-2-00000-000-0000 Cadastral ID 13-21-15-00600 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 77014 SMITH, RANDY P 2022 REVOCABLE TRUST 21405 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21405 S 4120 RD Subdivision Lot/Block / Parcel Size 2.5 - 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_0011. 8/8/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30056571 -95.66806612 S 304.6' W 357.52' SW SW NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.6581 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 115,785.00 x .73 = 84,830 Factor Value Adjustments 1.0000 Lot Value 84,830		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Stone
Base/Total Area	1,790 / 1,950
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,790
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,297 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0011. 8/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	263,221	134.99	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,392		
Lot Value	84,830		
Indicated Value	232,222	119.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,222	119.09	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.07	Total Misc Impr	+ 6,285				
Roofing Adj	+ 4.01	Garage Cost	+ 33,281				
Subfloor Adj	+ -1.06	Total RCN	= 259,078				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 113,994				
Plumbing Adj	+ 9.08	Lump Sums	+ 2,308				
Basement Adj	+ 0.00	RCNLD	= 147,392				
Adj Base Cost	= 112.57	Lot Value	+ 84,830				
Total Area	x 1,950	Indicated Value	= 232,222				
Adjusted Cost	= 219,512	Value Per SqFt	119.09				

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	31905	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	31906	14x4		56	10.86		608
WODO	WOOD DECK - OPEN	31907	250		250	18.46	50%	2,308



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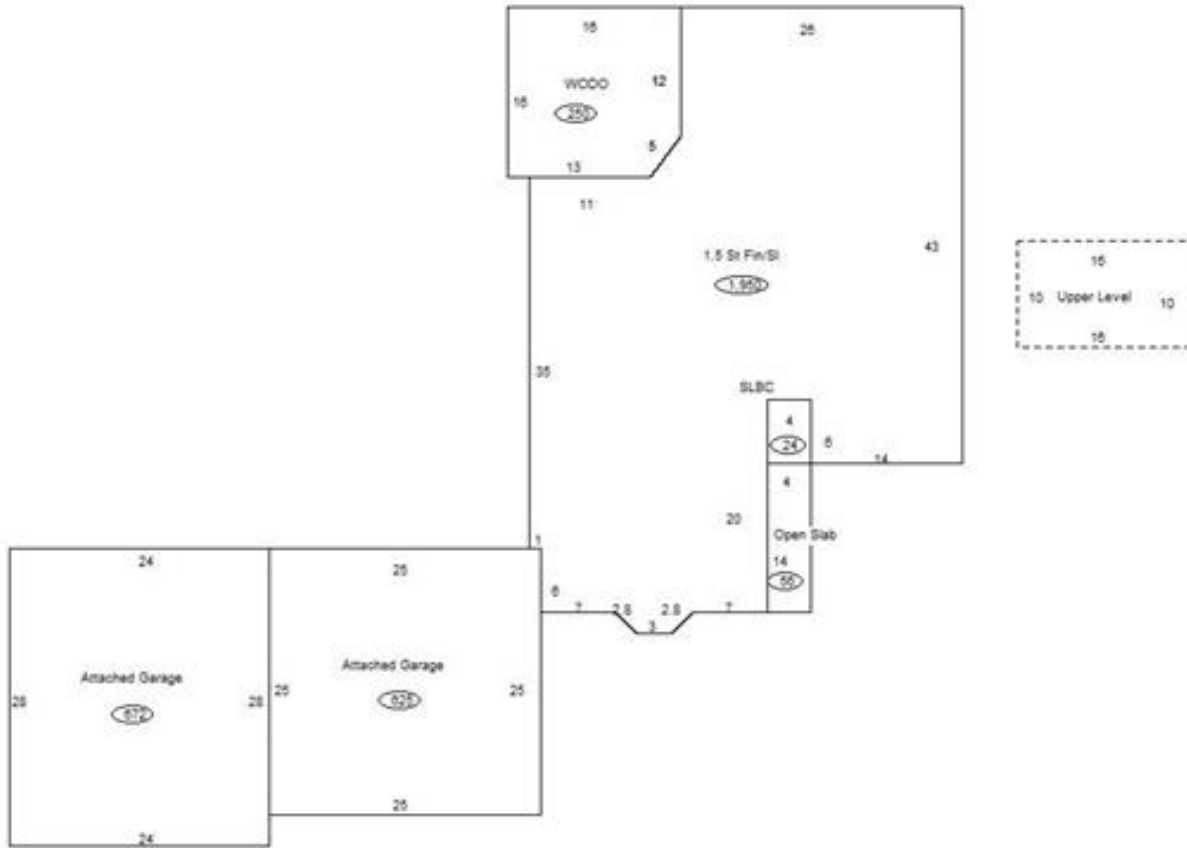
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,790	1.089	1,950
2	G	1	Slab	13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	56	1.000	56
5	M	WODO		13	WODO	250	1.000	250
6	U	^UL	Overhang	13	Upper Level	160	1.000	160
7	G	1		13	Attached Garage	672	1.000	672
Total Building Area						1,790		1,950



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func) RCNLD	
Base Cost (4.68 x)						