



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 660013253 Parcel ID 21N15E-13-2-00000-000-0000 Cadastral ID 13-21-15-00900 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 345029 BROWN, TREVOR & JENNIFER 21355 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21355 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_0805\IMG_0026. 8/5/2022</p>																																		
Legal Description Lat/Long: 36.30154943 -95.66808078																																							
TR IN S2 SW NW, BEG NW/C OF S2 SW NW; S 304.6'; E 357.52'; N 304 65'; W ALG N/L OF S2 SW NW 357.52' 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																																			
Exemptions					Sale History																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																														
H	Homestead	No	1,000		/	JONES, DANICA &	08/06/2024	232,000	YES																														
					/	HOUSTON, TOMMY R	10/02/2020	200,000	YES																														
					1261/24	CAGLE, RICHARD R & BONNIE D	12/05/2000	98,000	Yes																														
					881/505	SELLER	05/08/1992	0	No																														
					820/809			70,000	No																														
					866/85			0	No																														
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																														
Remove Cap	2021		Land Value	83,266	83,266	11%	9,159	Assessed	28,055																														
Year Frozen	0		Improvements	171,781	171,781		18,896	Penalty	0																														
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0																														
TIF Project ID	0		Total Value	255,047	255,047		28,055	Total Taxable	28,055																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660013253	BROWN, TREVOR & JENNIFER			18	243,840	0	26,822	2,479.00																														
2024	2024-660013253	BROWN, TREVOR & JENNIFER			18	298,661	0	26,592	2,458.00																														
2023	2023-660013253	JONES, DANICA &			18	230,667	0	25,326	2,320.00																														
2022	2022-660013253	JONES, DANICA &			18	228,326	0	24,121	2,233.00																														
2021	2021-660013253	JONES, DANICA &			18	208,837	0	22,972	2,028.00																														
2020	2020-660013253	HOUSTON, TOMMY R & MICHELE R			18	176,823	1000	17,735	1,624.00																														
2019	2019-660013253	HOUSTON, TOMMY R & MICHELE R			18	165,362	1000	17,190	1,592.00																														
2018	2018-660013253	HOUSTON, TOMMY R & MICHELE R			18	163,612	1000	16,998	1,571.00																														
2017	2017-660013253	HOUSTON, TOMMY R & MICHELE R			18	162,469	1000	16,828	1,544.00																														
2016	2016-660013253	HOUSTON, TOMMY R & MICHELE R			18	158,978	1000	16,309	1,529.00																														
2015	2015-660013253	HOUSTON, TOMMY R & MICHELE R			18	156,618	1000	15,805	1,423.00																														
2014	2014-660013253	HOUSTON, TOMMY R & MICHELE R			18	158,170	1000	15,315	1,420.00																														
2013	2013-660013253	HOUSTON, TOMMY R & MICHELE R			18	150,497	1000	14,840	1,358.00																														



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.5384 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 110,574.00 x .75 = 83,266 Factor Value Adjustments 1.0000 Lot Value 83,266		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0805\IMG_0026. 8/5/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,848 / 2,112
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,848
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34

Cost Approach		Manual : 01/2025	
Base Cost	88.56	Total Misc Impr	+ 22,385
Roofing Adj	+ 3.71	Garage Cost	+ 0
Subfloor Adj	+ -1.06	Total RCN	= 253,332
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 111,466
Plumbing Adj	+ 6.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 141,866
Adj Base Cost	= 109.35	Lot Value	+ 83,266
Total Area	x 2,112	Indicated Value	= 225,132
Adjusted Cost	= 230,947	Value Per SqFt	106.60

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	187,163	88.62	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,866		
Lot Value	83,266		
Indicated Value	225,132	106.60	Per SqFt
Agland Value			
Site Improvements	29,915		
Total Value	255,047	120.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31910	22x12		264	23.36		6,167
EPSW	ENCLOSED PORCH - SOLID WALL	31911	22x12		264	61.43		16,218



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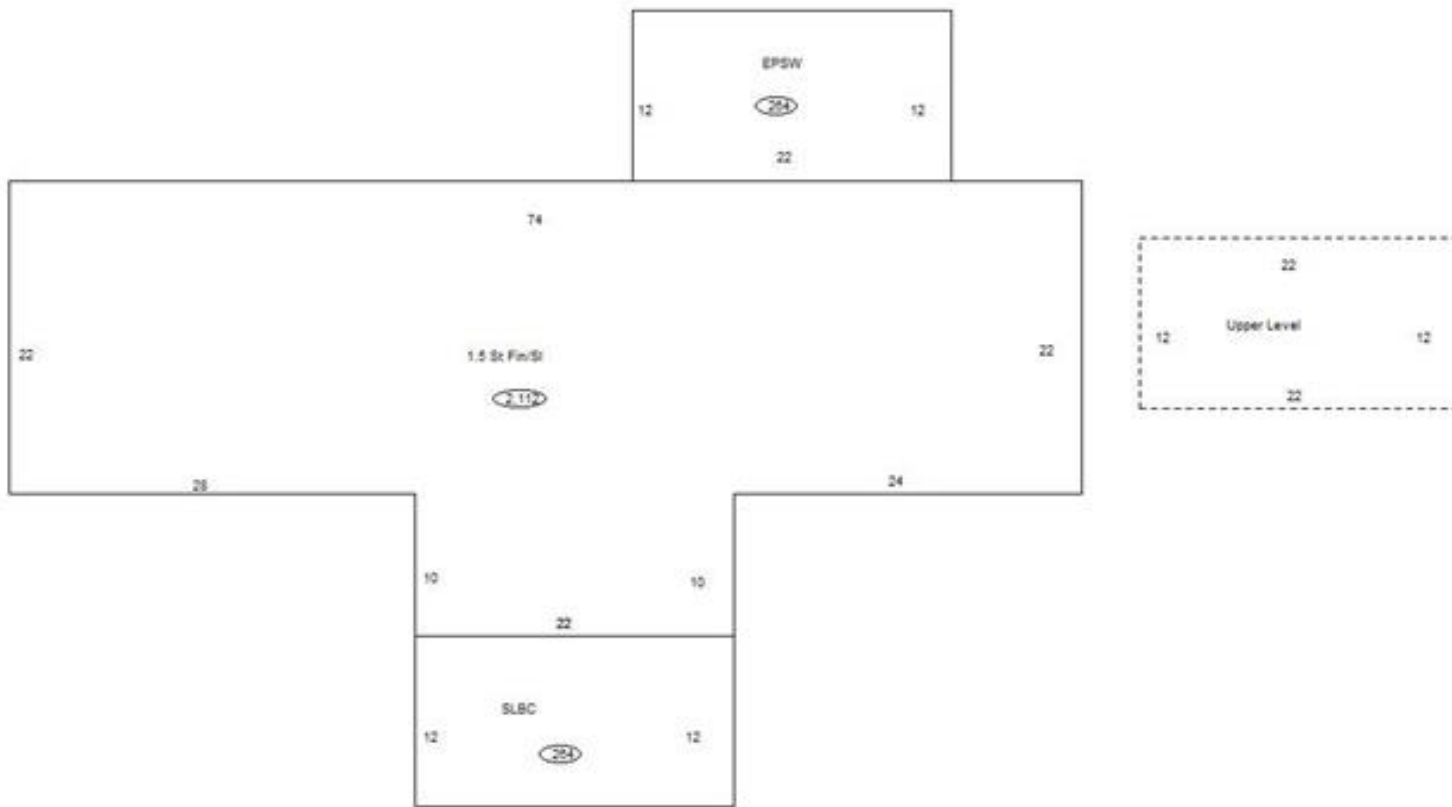
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,848	1.143	2,112
2	M	PRCH		10	SLBC	264	1.000	264
3	M	EPSW		10	EPSW	264	1.000	264
4	U	^UL	Overhang	10	Upper Level	264	1.000	264
Total Building Area						1,848		2,112



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,008	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (31.24 x 1,008)		31,490		31,490	1,575	29,915
	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)						
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.61 x)						