



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 660013290 Parcel ID 21N15E-13-1-00000-000-0000 Cadastral ID 13-21-15-04010 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 339088 MCGREGOR, ROBERT & LESLEY E 9574 E HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 09574 E HWY 20 Subdivision Lot/Block / Parcel Size 6.14 - Acres Sec/Twn/Rng 13 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0809\IMG_0018. 8/9/2022</p>														
Legal Description Lat/Long: 36.30646360 -95.65688193																			
N 660' W 405' E 2018.32' N/2 NE/4					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>WP 2015 03 12R16-NEW POOL W/HEAT</td> <td></td> <td>03/2015</td> <td>11/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2015 03 12R16-NEW POOL W/HEAT		03/2015	11/2015	
Number	Description	Opened	Closed	Amount															
WP 2015 03 12R16-NEW POOL W/HEAT		03/2015	11/2015																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	86,479	/	WARD, WILLIAM KAVIN SR	07/21/2022	788,500	YES										
					/	REETZ, JEFFREY R	06/08/2021	600,000	YES										
					2715/121	REETZ, DANIELLE D	06/01/2018	0	4										
					2457/807	EINEMO, SVEN	02/24/2015	425,000	YES										
					1894/38	COPLON, MITCHELL A	08/24/2007	430,000	YES										
					1021/852	FLEEGER, JOHN B	04/12/1996	78,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2023		Land Value 317,430	317,430	11%	34,917	Assessed	86,479	7,993.25										
Year Frozen	0		Improvements 501,627	468,744		51,562	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	86,479	-7,993.00										
TIF Project ID	0		Total Value 819,057	786,174		86,479	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013290	MCGREGOR, ROBERT & LESLEY E			18	763,276	83960		.00										
2024	2024-660013290	MCGREGOR, ROBERT & LESLEY E			18	788,500	86735		.00										
2023	2023-660013290	MCGREGOR, ROBERT & LESLEY E			18	788,500	86735		.00										
2022	2022-660013290	MCGREGOR, ROBERT & LESLEY E			18	600,000	1000	65,000	6,017.00										
2021	2021-660013290	WARD, WILLIAM KAVIN SR			18	467,570	0	51,433	4,542.00										
2020	2020-660013290	REETZ, JEFFREY R			18	455,396	0	49,824	4,562.00										
2019	2019-660013290	REETZ, JEFFREY R			18	431,377	0	47,451	4,395.00										
2018	2018-660013290	REETZ, JEFFREY			18	444,315	0	48,874	4,516.00										
2017	2017-660013290	REETZ, DANIELLE D			18	440,261	0	48,429	4,442.00										
2016	2016-660013290	REETZ, DANIELLE D			18	429,819	0	47,280	4,432.00										
2015	2015-660013290	REETZ, DANIELLE D			18	454,175	0	49,959	4,498.00										
2014	2014-660013290	EINEMO, SVEN			18	461,279	0	50,263	4,661.00										
2013	2013-660013290	EINEMO, SVEN			18	435,179	0	47,869	4,380.00										



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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	6.14		
Non-Ag Acres	6.2671		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	272,995.00 x .48 = 131,993		
Factor Value			
Adjustments	2.4049		
Lot Value	317,430		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,121 / 4,895
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,121
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 5.0 /
Basement Area	
Garage Type	850 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	739,566	151.09	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	101.47	Total Misc Impr	+ 29,495
Roofing Adj	+ 2.93	Garage Cost	+ 43,699
Subfloor Adj	+ -2.00	Total RCN	= 708,859
Heat/Cool Adj	+ 18.45	Depreciation (33%)	- 233,923
Plumbing Adj	+ 9.01	Lump Sums	+ 8,391
Basement Adj	+ 0.00	RCNLD	= 483,327
Adj Base Cost	= 129.86	Lot Value	+ 317,430
Total Area	x 4,895	Indicated Value	= 800,757
Adjusted Cost	= 635,665	Value Per SqFt	163.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	483,327		
Lot Value	317,430		
Indicated Value	800,757	163.59	Per SqFt
Agland Value			
Site Improvements	18,300		
Total Value	819,057	167.33	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	32028	174		174	36.47		6,346
PRCH	SLAB PORCH - COVERED	32029	356		356	35.74		12,723
PRCH	SLAB PORCH - COVERED	32030	12x5		60	37.13		2,228
WODO	WOOD DECK - OPEN	32031	376		376	23.74	6%	8,391



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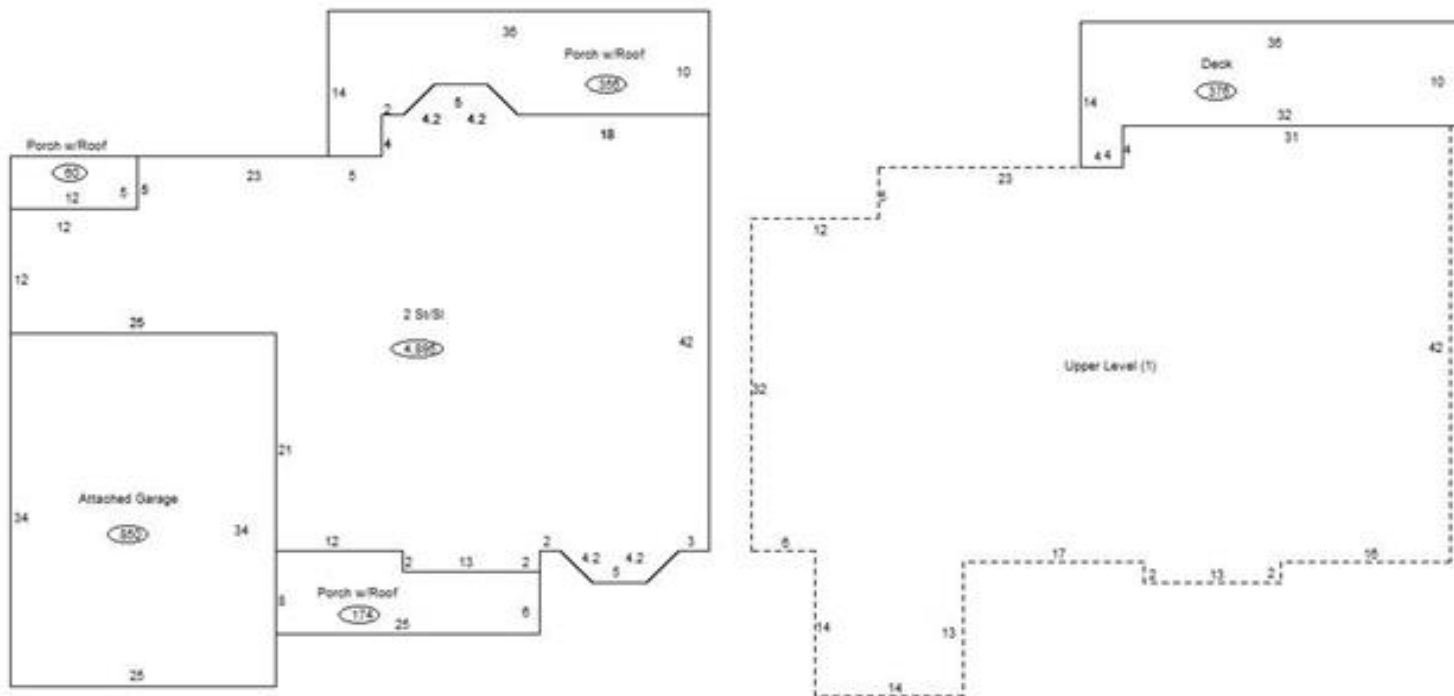
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	2,121	2.308	4,895
2	G	1		13	Attached Garage	850	1.000	850
3	M	PRCH		13	SLBC	174	1.000	174
4	M	PRCH		13	SLBC	356	1.000	356
5	M	PRCH		13	SLBC	60	1.000	60
6	M	WODO		13	WODO	376	1.000	376
7	U	^UL		13	Upper Level (1)	2,774	1.000	2,774
Total Building Area						2,121		4,895



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2015	Eff Age 7	
		Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	11,700	18,300