



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 660013796 Parcel ID 21N15E-14-2-00000-000-0000 Cadastral ID 14-21-15-01100 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 116004 MCGEHEE, JESSIE B 21455 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21455 S 4110 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 14 / 21 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0802\IMG_0017. 8/2/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30081469 -95.68585633 BEG SW/C SW NW, E 417.42'; N 417.42'; W 417.42'; S 417.42' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.6888	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	160,685.00 x .61 = 98,300	
Factor Value		
Adjustments	1.0000	
Lot Value	98,300	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	912 / 1,824
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	4 / 1.5 /
Basement Area	912 Total
Garage Type	
Remodel	
Year/Eff Age	1963 / 38

Cost Approach		Manual : 01/2025	
Base Cost	78.71	Total Misc Impr	+ 13,829
Roofing Adj	+ 2.51	Garage Cost	+ 0
Subfloor Adj	+ 0.66	Total RCN	= 216,822
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 101,906
Plumbing Adj	+ 5.05	Lump Sums	+ 0
Basement Adj	+ 12.89	RCNLD	= 114,916
Adj Base Cost	= 111.29	Lot Value	+ 98,300
Total Area	x 1,824	Indicated Value	= 213,216
Adjusted Cost	= 202,993	Value Per SqFt	116.89

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	160,454	87.97	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,916		
Lot Value	98,300		
Indicated Value	213,216	116.89	Per SqFt
Agland Value			
Site Improvements	36,702		
Total Value	249,918	137.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	33033	26x8		208	23.54		4,896
EPSW	ENCLOSED PORCH - SOLID WALL	33034	10x5		50	63.39		3,170
FPR2	Fireplace - Residential 2 Story			1	1	5,762.99		5,763



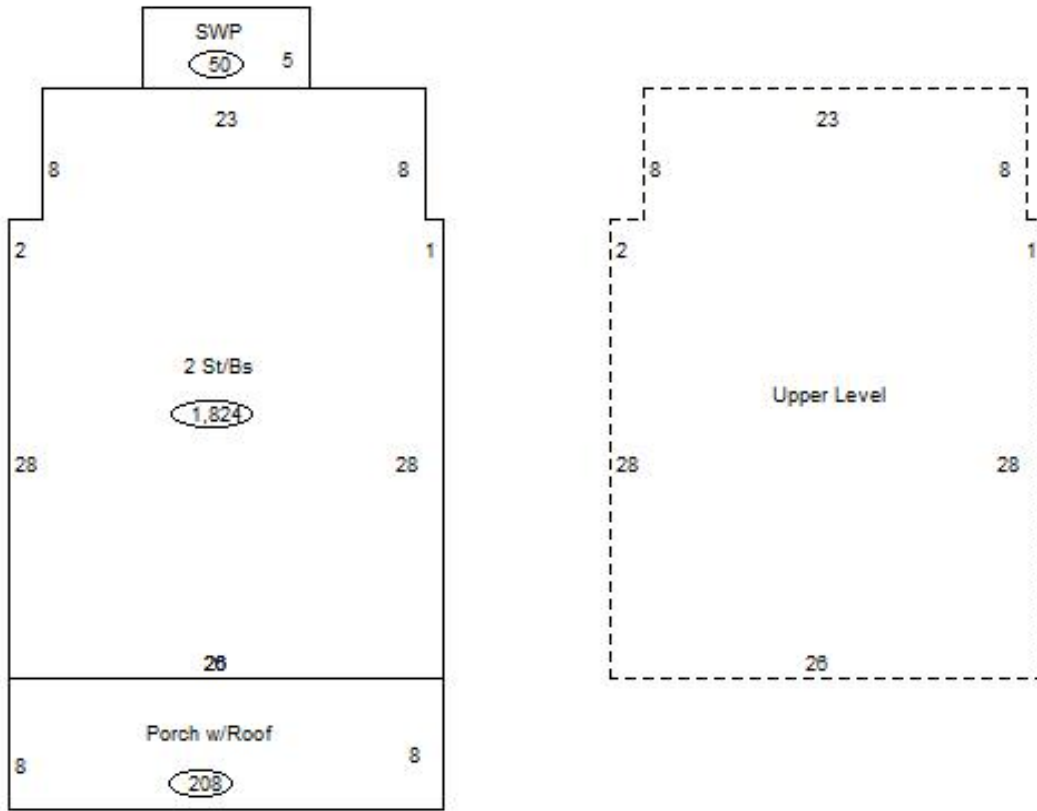
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Basement	13	2 St/Bs	912	2.000	1,824
2	M	PRCH		13	SLBC	208	1.000	208
3	M	EPSW		13	EPSW	50	1.000	50
4	U	^UL	Overhang	13	Upper Level	912	1.000	912
Total Building Area						912		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	18,150	18,150
	BARN	BARN	0x0x0			800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 800)		8,384	8,384	2,515	5,869
	DTGF	DETACHED GARAGE FAIR	24x48x0			1,152
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 1,152)		18,432	18,432	6,451	11,981
	STF	STG FAIR	0x0x0			600
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 600)		2,808	2,808	2,106	702