



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 660013938 Parcel ID 21N16E-14-3-00000-000-0000 Cadastral ID 14-21-16-00900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 304054 PRELESNICK, TONY TRUSTEE 21552 S GLENWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 21552 E GLENWOOD DR Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 14 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p style="text-align: right; color: orange;">07/18/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-18\IMG_001: 7/19/2023</p>				
Legal Description Lat/Long: 36.29955377 -95.57792847									
N2 NW NW SW					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2146/844	DONOHUE, SEAN B &	11/23/2010	287,000	YES
					1942/767	FLAKE, GORDON L & GINGER L	03/24/2008	273,000	YES
					1299/486	BRAZEAL, BEATRICE S TRUSTEE OF	06/22/2001	40,000	Yes
					1266/102	BRAZEAL, GARY W & DANA L	01/18/2001	0	No
					1263/835	BRAZEAL, BEATRICE S TRUSTEE OF	01/04/2001	10,500	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2011	Land Value	84,353	52,021	11%	5,722	Assessed	46,061	3,825.37
Year Frozen	0	Improvements	450,213	366,725		40,339	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	534,566	418,746		46,061	Total Taxable	45,061	3,742.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660013938	PRELESNICK, TONY			5	482,046	1000	43,721	3,631.00
2024	2024-660013938	PRELESNICK, TONY			5	503,739	1000	42,418	3,540.00
2023	2023-660013938	PRELESNICK, TONY			5	409,868	1000	41,153	3,427.00
2022	2022-660013938	PRELESNICK, TONY			5	406,470	1000	39,926	3,321.00
2021	2021-660013938	PRELESNICK, TONY			5	370,169	1000	38,734	3,286.00
2020	2020-660013938	PRELESNICK, TONY			5	362,148	1000	37,577	3,181.00
2019	2019-660013938	PRELESNICK, TONY			5	340,482	1000	36,453	3,157.00
2018	2018-660013938	PRELESNICK, TONY			5	349,292	1000	36,112	3,131.00
2017	2017-660013938	PRELESNICK, TONY			5	345,832	1000	35,032	2,857.00
2016	2016-660013938	PRELESNICK, TONY			5	336,047	1000	33,982	2,899.00
2015	2015-660013938	PRELESNICK, TONY			5	308,758	1000	32,963	2,785.00
2014	2014-660013938	PRELESNICK, TONY D			5	311,293	1000	32,194	2,763.00
2013	2013-660013938	PRELESNICK, TONY D &			5	292,972	1000	31,227	2,720.00



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.0824	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	221,388.00 x .38 = 84,353	
Factor Value		
Adjustments	1.0000	
Lot Value	84,353	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,270 / 2,270
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	2,270 Total
Garage Type	1,050 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17



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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	396,739	174.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	394,583		
Lot Value	84,353		
Indicated Value	478,936	210.99	Per SqFt
Agland Value			
Site Improvements	55,630		
Total Value	534,566	235.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.78	Total Misc Impr	+	69,170			
Roofing Adj	+ 4.98	Garage Cost	+	39,071			
Subfloor Adj	+ 0.00	Total RCN	=	469,489			
Heat/Cool Adj	+ 14.47	Depreciation (19%)	-	89,203			
Plumbing Adj	+ 9.85	Lump Sums	+	14,297			
Basement Adj	+ 25.06	RCNLD	=	394,583			
Adj Base Cost	= 159.14	Lot Value	+	84,353			
Total Area	x 2,270	Indicated Value	=	478,936			
Adjusted Cost	= 361,248	Value Per SqFt		210.99			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
@N22.2	BASEMENT PART FIN	0		644	644	22.20		14,297
PRCH	SLAB PORCH - COVERED	33553	35x10		350	28.31		9,909
PRCH	SLAB PORCH - COVERED	33554	51x11		561	27.70		15,540
EPSW	ENCLOSED PORCH - SOLID WALL	33555	51x10		510	73.12		37,291



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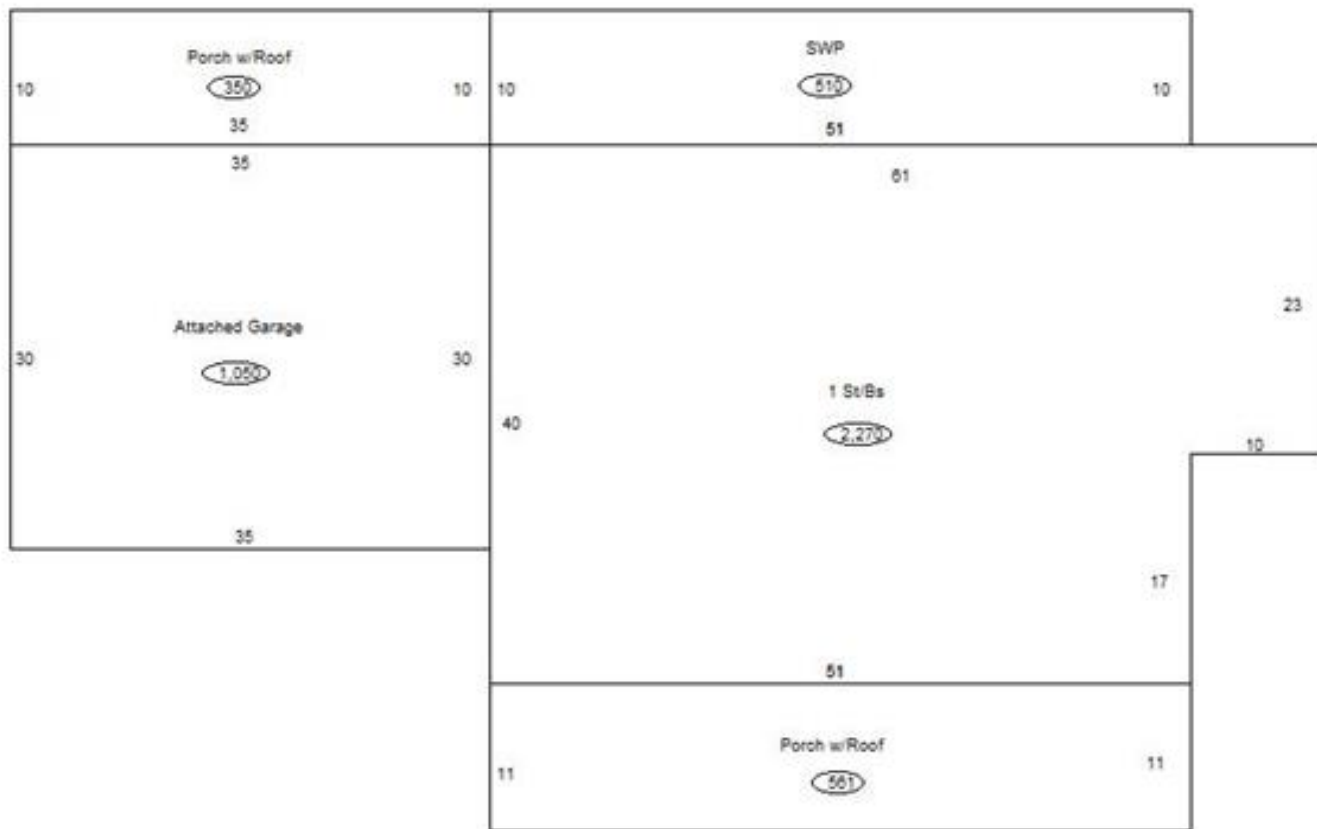
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	2,270	1.000	2,270
2	G	1		13	Attached Garage	1,050	1.000	1,050
3	M	PRCH		13	SLBC	350	1.000	350
4	M	PRCH		13	SLBC	561	1.000	561
5	M	EPSW		13	EPSW	510	1.000	510
Total Building Area						2,270		2,270



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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 Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (40% Phys/ % Func) 14,520	RCNLD 21,780
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (15% Phys/ % Func) 4,500	RCNLD 25,500
	GA	GAZEBO AVG	0x0x0			1
	Qual	3	Cond	Year	Eff Age	
	Valuation Summary Base Cost (8,350.00 x 1) 8,350		Modifier Total	RCN 8,350	Depr (0% Phys/ % Func)	RCNLD 8,350