




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 660014502 Parcel ID 21N15E-15-4-00000-000-0000 Cadastral ID 15-21-15-00800 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 324987 WARREN, LARRY H & DEBBIE J-TRUSTEES 21688 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21688 S 4110 RD Subdivision Lot/Block / Parcel Size 54.96 - Acres Sec/Twn/Rng 15 / 21 / 15 / 4 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0028. 7/27/2022</p>																				
Legal Description Lat/Long: 36.29802935 -95.69170369 N2 SE LESS TR BEG 500' W NE/C W 990' S 440' E 990' N 440' TO POB & LESS N 30' E 500' NE SE & LESS N 410' OF E 500' THEREOF. & LESS TR DESC 2023-008462 AS COMM NE/C N2 SE; S ALONG E LN N2 SE E 410' TO POB; TH CONT S ALONG E LN SEC 229.41'; S88.4618W 2109 14'; N01.2342W 199.41'; N88.4618E	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>R25</td> <td>TORNADO DAMAGE</td> <td>03/2025</td> <td></td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R25	TORNADO DAMAGE	03/2025												
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R25	TORNADO DAMAGE	03/2025																			
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2721/394</td> <td>WARREN, LARRY</td> <td>10/05/2017</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2721/394	WARREN, LARRY	10/05/2017	0	WB
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2721/394	WARREN, LARRY	10/05/2017	0	WB																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2003	Land Value 7,183	7,183	11%	790	Assessed	27,274	2,520.94	
Year Frozen	0	Improvements 291,237	240,764		26,484	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	
TIF Project ID	0	Total Value 298,420	247,947		27,274	Total Taxable	26,274	2,429.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660014502	WARREN, LARRY H &	18	240,726	1000	25,480	2,355.00	
2024	2024-660014502	WARREN, LARRY H &	18	261,344	1000	27,092	2,504.00	
2023	2023-660014502	WARREN, LARRY H &	18	247,938	1000	26,273	2,407.00	
2022	2022-660014502	WARREN, LARRY H &	18	247,394	1000	26,214	2,427.00	
2021	2021-660014502	WARREN, LARRY H &	18	256,631	1000	25,466	2,249.00	
2020	2020-660014502	WARREN, LARRY H &	18	252,146	1000	24,695	2,261.00	
2019	2019-660014502	WARREN, LARRY H &	18	238,666	1000	23,947	2,218.00	
2018	2018-660014502	WARREN, LARRY H &	18	241,922	1000	22,308	2,061.00	
2017	2017-660014502	WARREN, LARRY H	18	239,399	1000	21,629	1,984.00	
2016	2016-660014502	WARREN, LARRY H	18	232,681	1000	20,970	1,966.00	
2015	2015-660014502	WARREN, LARRY H	18	231,783	1000	20,330	1,830.00	
2014	2014-660014502	WARREN, LARRY H	18	182,797	1000	14,227	1,319.00	
2013	2013-660014502	WARREN, LARRY H	18	177,166	1000	13,784	1,261.00	



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	74% 1 1/2 Story Finished 26% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	3,179 / 4,304
Style	74% 1 1/2 Story Finished - 26% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,138
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

\\tsclient\C\Users\Randy Necessary\Pictures\101_0726\IMG_0028. 7/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	87.82	Total Misc Impr	+ 50,279
Roofing Adj	+ 4.32	Garage Cost	+ 33,489
Subfloor Adj	+ -0.84	Total RCN	= 550,666
Heat/Cool Adj	+ 14.47	Depreciation (55%)	- 302,866
Plumbing Adj	+ 2.71	Lump Sums	+ 8,915
Basement Adj	+ 0.00	RCNLD	= 256,715
Adj Base Cost	= 108.48	Lot Value	+ 256,715
Total Area	x 4,304	Indicated Value	= 256,715
Adjusted Cost	= 466,898	Value Per SqFt	59.65

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	256,715		
Lot Value			
Indicated Value	256,715	59.65	Per SqFt
Agland Value	7,183		
Site Improvements	34,522		
Total Value	298,420	69.34	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	35031	1044		1,044	26.54		27,708
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	35032	20x8		160	32.02		5,123
WODC	WOOD DECK - COVERED	120232	30x7		210	42.45		8,915
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	120233	352		352	31.30		11,018



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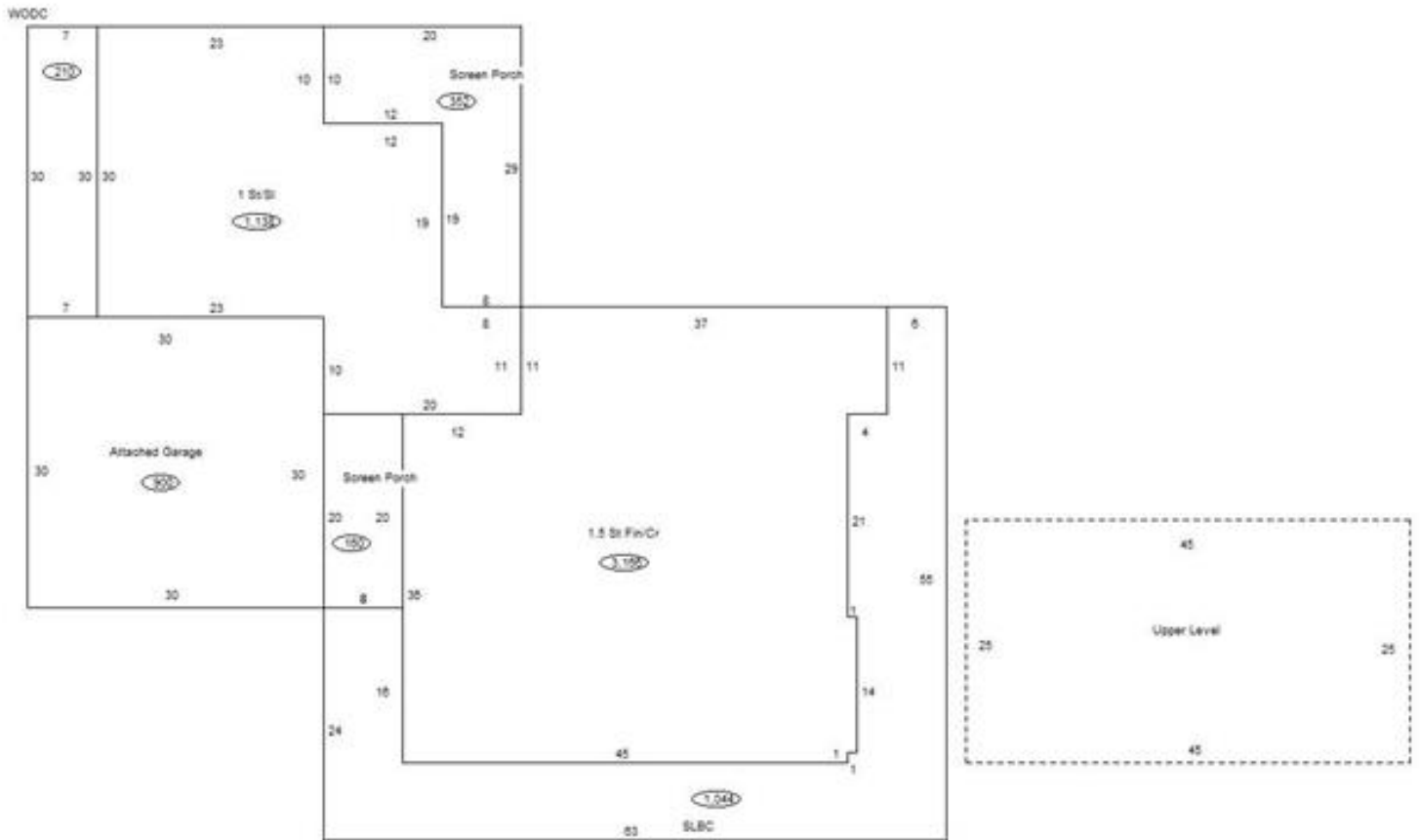
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,041	1.551	3,166
2	M	PRCH		13	SLBC	1,044	1.000	1,044
3	M	EPKS		13	Screen Porch	160	1.000	160
4	G	1		13	Attached Garage	900	1.000	900
5	U	^UL	Overhang	13	Upper Level	1,125	1.000	1,125
6	R	1	Slab	13	1 St/SI	1,138	1.000	1,138
7	M	WODC		13	WODC	210	1.000	210
8	M	EPKS		13	Screen Porch	352	1.000	352
Total Building Area						3,179		4,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	24x44x0			1,056	
	Qual 2	Cond 3	Year 2018	Eff Age	6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
		Base Cost (29.68 x 1,056)	31,342		31,342	3,448	27,894
	BARN	BARN	0x0x0			2,320	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
		Base Cost (8.91 x 2,320)	20,671		20,671	18,604	2,067
	BARN	BARN	0x0x0			1,360	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (9.99 x 1,360)	13,586		13,586	10,869	2,717
	BARN	BARN	0x0x0			880	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 880)	9,222		9,222	7,378	1,844
	LF	LOAFING SHED	0x0x0			1,620	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 1,620)	6,901		6,901	6,901	
	STF	STG FAIR	0x0x0			456	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 456)	2,134		2,134	2,134	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			37.960	85	85	3,211	3,211
TMBR Totals						37.960			3,211	3,211
RMB	RIVERTON LOAM 1-3% SLOPES	NTV PST	75			2.000	180	180	360	360
NTV PST Totals						2.000			360	360
RMB	RIVERTON LOAM 1-3% SLOPES	IMP PST	75			4.000	210	210	840	840
VE	VERDIGRIS CLAY LOAM	IMP PST	90			11.000	252	252	2,772	2,772
IMP PST Totals						15.000			3,612	3,612
Total Agland						54.960			7,183	7,183