



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:26:28
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014506 Parcel ID 21N15E-15-1-00000-000-0000 Cadastral ID 15-21-15-01200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 118324 REYNOLDS, ALAN R & LOUISE F TRUSTEES 7896 E HWY 20 CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 07896 E HWY 20 Subdivision Lot/Block / Parcel Size 5.83 - Acres Sec/Twn/Rng 15 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30552694 -95.68921010 E 208.75' W2 NE NE LESS N'ERLY STRIP TO ODOT DESC 2725-105 AS BEG NE/C W2 NE NE; S01.2427E 101.99'; S89.3601W 192.11'; S84 2130W 16.80'; N01.2440W 100.87'; N88.5227E 208.83' 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/16/2026
 Time 22:26:29
 Page 2

Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	5.6551		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	246,335.00 x .50 = 123,995		
Factor Value			
Adjustments	1.0000		
Lot Value	123,995		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,108 / 2,108
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,108
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	651 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,213	125.34	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.71	Total Misc Impr	+ 21,457				
Roofing Adj	+ 4.64	Garage Cost	+ 19,680				
Subfloor Adj	+ -2.19	Total RCN	= 327,951				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 141,019				
Plumbing Adj	+ 9.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 186,932				
Adj Base Cost	= 136.06	Lot Value	+ 123,995				
Total Area	x 2,108	Indicated Value	= 310,927				
Adjusted Cost	= 286,814	Value Per SqFt	147.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,932		
Lot Value	123,995		
Indicated Value	310,927	147.50	Per SqFt
Agland Value			
Site Improvements	26,001		
Total Value	336,928	159.83	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	35037	29x6		174	26.39		4,592
SUN	Sunroom	35038	25x18		450	25.00		11,250



Rogers

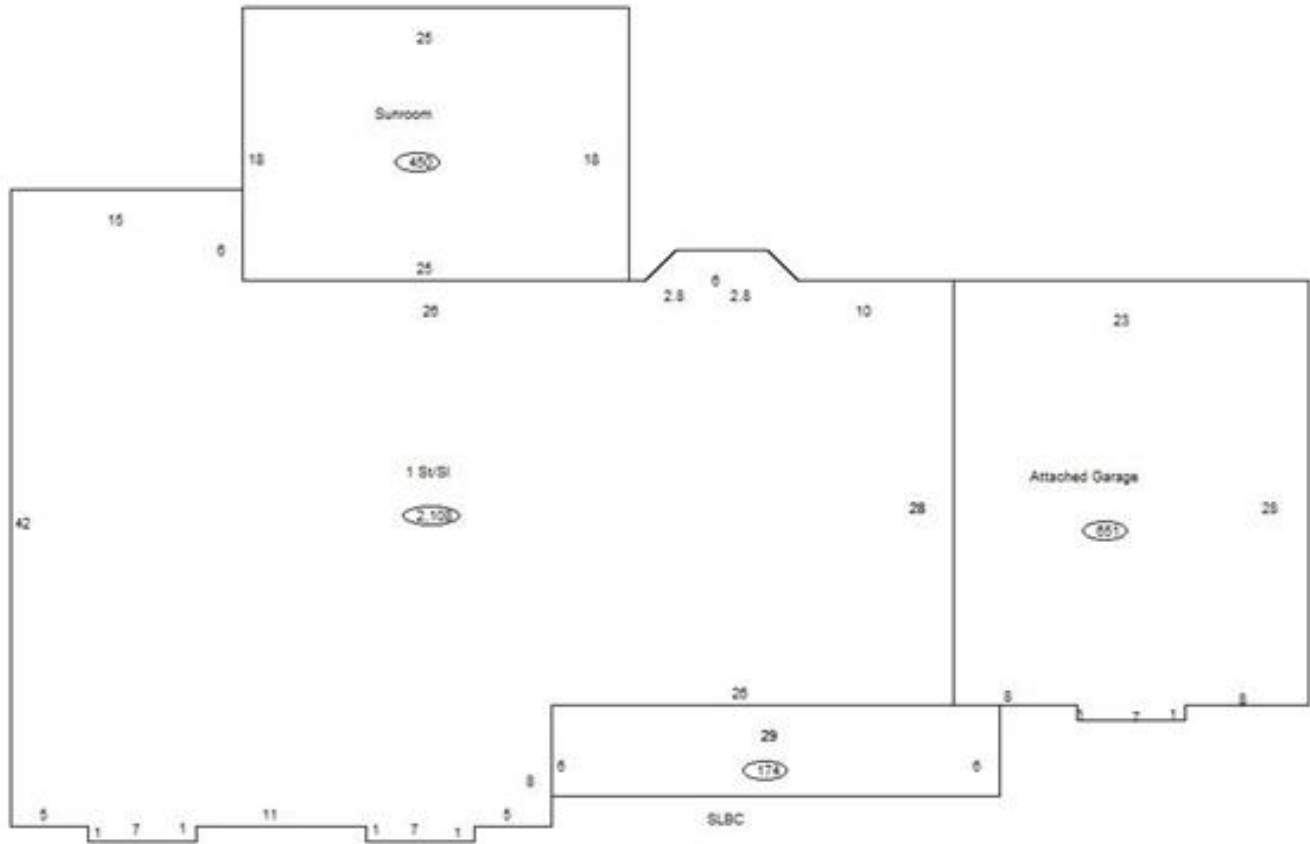
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Date 04/16/2026
 Time 22:26:29
 Page 3

Sketch Image

660014506



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,108	1.000	2,108
2	G	1		10	Attached Garage	651	1.000	651
3	M	PRCH		10	SLBC	174	1.000	174
4	M	SUN		10	Sunroom	450	1.000	450
Total Building Area						2,108		2,108



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Page 4

660014506

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			875	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 875)		27,370	27,370	1,369	26,001	
	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)						