



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	660014591								
Parcel ID	21N16E-15-4-00000-000-0000								
Cadastral ID	15-21-16-03900								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	63584								
GRUBBS, KENNETH B &									
RAE N									
21566 S 4170 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21566 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size	11.02 - Acres						
Sec/Twn/Rng	15 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description									
Lat/Long: 36.30067337 -95.58007942									
E 594' SE SE NE & N 255' E 594' NE NE SE LESS S 150' N 255' OF E 420' NE NE SE.									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1120/323	MURRAY, GRANVILL D	07/02/1998	129,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	1,574	1,574	11%	173	Assessed	24,778	
Year Frozen	0	Improvements	270,905	223,684		24,605	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	272,479	225,258		24,778	Total Taxable	23,778	
								1,975.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660014591	GRUBBS, KENNETH B &	5	241,822	1000	23,056	1,915.00		
2024	2024-660014591	GRUBBS, KENNETH B &	5	225,112	1000	22,356	1,866.00		
2023	2023-660014591	GRUBBS, KENNETH B &	5	214,733	1000	21,676	1,805.00		
2022	2022-660014591	GRUBBS, KENNETH B &	5	212,871	1000	21,015	1,748.00		
2021	2021-660014591	GRUBBS, KENNETH B &	5	208,516	1000	20,374	1,728.00		
2020	2020-660014591	GRUBBS, KENNETH B &	5	210,168	1000	19,752	1,672.00		
2019	2019-660014591	GRUBBS, KENNETH B &	5	195,888	1000	19,147	1,658.00		
2018	2018-660014591	GRUBBS, KENNETH B &	5	205,529	1000	18,561	1,609.00		
2017	2017-660014591	GRUBBS, KENNETH B &	5	203,542	1000	17,991	1,467.00		
2016	2016-660014591	GRUBBS, KENNETH B &	5	198,708	1000	17,438	1,487.00		
2015	2015-660014591	GRUBBS, KENNETH B &	5	167,264	1000	16,901	1,428.00		
2014	2014-660014591	GRUBBS, KENNETH B &	5	173,074	1000	16,379	1,406.00		
2013	2013-660014591	GRUBBS, KENNETH B &	5	166,072	1000	15,873	1,383.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	81% One Story 19% 1 1/2 Story Unfinished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	3,072 / 3,072
Style	81% One Story - 19% 1 1/2 Story Unfinished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,484
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.32	Total Misc Impr	+ 36,900				
Roofing Adj	+ 4.88	Garage Cost	+ 0				
Subfloor Adj	+ -2.68	Total RCN	= 430,945				
Heat/Cool Adj	+ 14.47	Depreciation (49%)	- 211,163				
Plumbing Adj	+ 4.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 219,782				
Adj Base Cost	= 128.27	Lot Value	+ 0				
Total Area	x 3,072	Indicated Value	= 219,782				
Adjusted Cost	= 394,045	Value Per SqFt	71.54				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,782		
Lot Value			
Indicated Value	219,782	71.54	Per SqFt
Agland Value	1,574		
Site Improvements	51,123		
Total Value	272,479	88.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2011	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	35303	12x6		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	35304	31x22		682	27.45		18,721
PRCH	SLAB PORCH - COVERED	35305	20x17		340	28.35		9,639



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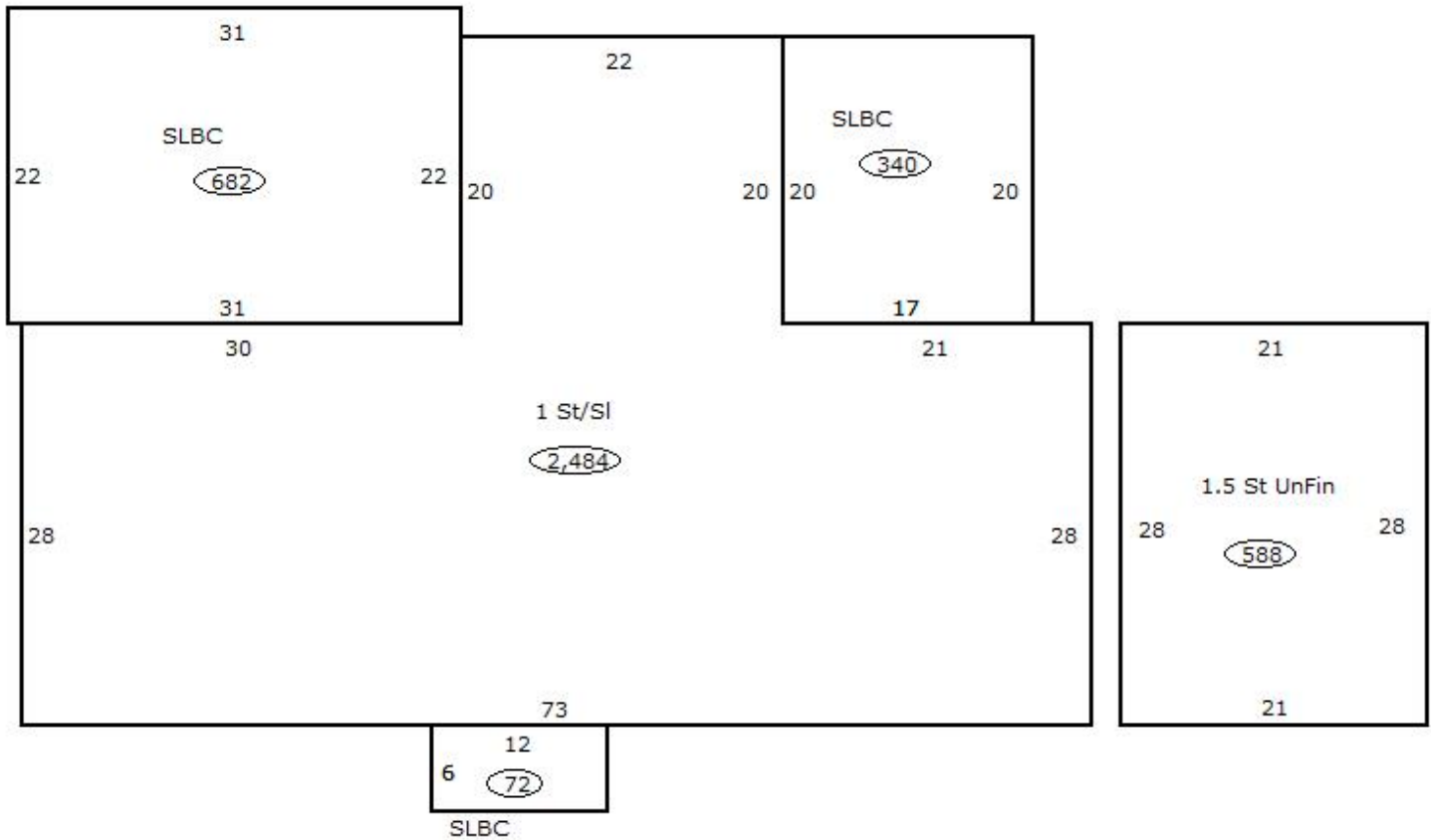
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,484	1.000	2,484
2	M	PRCH		13	SLBC	72	1.000	72
3	M	PRCH		13	SLBC	682	1.000	682
4	M	PRCH		13	SLBC	340	1.000	340
5	R	6		13	1.5 St UnFin	588	1.000	588
Total Building Area						3,072		3,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	20x48x0			960
	Qual 3	Cond 3	Year 2019	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (12.32 x 960)		11,827		11,827	2,365	9,462
	UTIL	SHOP BUILDING	0x0x0			1,696
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (28.00 x 1,696)		47,488		47,488	11,872	35,616
	BARN	BARN	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.48 x 800)		8,384		8,384	4,192	4,192
	STF	STG FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (4.68 x 720)		3,370		3,370	1,517	1,853



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			11.020	143	143	1,574	1,574
IMP PST Totals						11.020			1,574	1,574
Total Agland						11.020			1,574	1,574