



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:32:57
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018136 Parcel ID 21N16E-20-1-00000-000-0000 Cadastral ID 20-21-16-01300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 332581 LEONARD, JOHNNY L & LINDA L 22222 S 4150 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22222 S 4150 RD Subdivision Lot/Block / Parcel Size 4.21 - Acres Sec/Twn/Rng 20 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28864316 -95.61606588																																																																																																																									
TR DESC 2020-003105 AS COMM SE/C N2 SE NE; S89.4820W 559.5'; N47.0559E 117.95' TO POB; N47.0559E 447.51'; N21.5905E 230.50'; N89.4902E 55.80'; N00.1820W 62.71'; S89.4913W 531.94'; S03.4937E 580.96'; N89.4820E 23.59' 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 04/17/2026
Time 00:32:58
Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	5.4354		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	236,765.00 x .37 = 87,428		
Factor Value			
Adjustments	1.0000		
Lot Value	87,428		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,428 / 2,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,428
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,903	109.10	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	101.70	Total Misc Impr	+ 15,109
Roofing Adj	+ 4.53	Garage Cost	+ 15,015
Subfloor Adj	+ -2.18	Total RCN	= 324,956
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 152,729
Plumbing Adj	+ 4.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,227
Adj Base Cost	= 121.43	Lot Value	+ 87,428
Total Area	x 2,428	Indicated Value	= 259,655
Adjusted Cost	= 294,832	Value Per SqFt	106.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,227		
Lot Value	87,428		
Indicated Value	259,655	106.94	Per SqFt
Agland Value			
Site Improvements	26,310		
Total Value	285,965	117.78	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	43582	20x16		320	28.66		9,171
PRCH	SLAB PORCH - COVERED	43583	6x2		12	26.89		323



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Time 00:32:58

Page 3

Sketch Image

660018136



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,428	1.000	2,428
2	G	1		10	Attached Garage	462	1.000	462
3	M	EPKS		10	Screen Porch	320	1.000	320
4	M	PRCH		10	SLBC	12	1.000	12
Total Building Area						2,428		2,428



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Page 4

660018136

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			450	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 450)	4,716		4,716	1,886	2,830
	BARN	BARN	0x0x0			481	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 481)	5,041		5,041	2,016	3,025
	BARN	BARN	0x0x0			1,764	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (9.44 x 1,764)	16,652		16,652	7,493	9,159
	LT	LEAN-TO	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 240)	701		701	280	421
	LT	LEAN-TO	0x0x0			555	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 555)	1,621		1,621	486	1,135
	LF	LOAFING SHED	0x0x0			80	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 80)	341		341	119	222
	LF	LOAFING SHED	0x0x0			80	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 80)	341		341	119	222



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 Page 5

660018136

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (9.39 x 1,800) 16,902		Modifier Total	RCN 16,902	Depr (45% Phys/ % Func) 7,606	RCNLD 9,296
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD