



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 660018735 Parcel ID 21N16E-21-4-00000-000-0000 Cadastral ID 21-21-16-01000 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 310008 FROMAN, BOB & DONNA FAMILY TRUST & BOB & DONNA FROMAN SURVIVOR'S TRUST DONNA FROMAN TRUSTEE PO BOX 1166 CLAREMORE OK 74018-0000 Parcel Location Situs 22908 S 4160 RD Subdivision Lot/Block / Parcel Size 78.7 - Acres Sec/Twn/Rng 21 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28021104 -95.60147373 S2 SE LESS N 33', E 400' NE SW SE & LESS N 33' SE SE																																																																																																																									
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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 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,358 / 2,358
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,358
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.16	Total Misc Impr	+ 24,979				
Roofing Adj	+ 4.55	Garage Cost	+ 16,437				
Subfloor Adj	+ -2.19	Total RCN	= 333,902				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 156,934				
Plumbing Adj	+ 4.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 176,968				
Adj Base Cost	= 124.04	Lot Value	+ 176,968				
Total Area	x 2,358	Indicated Value	= 176,968				
Adjusted Cost	= 292,486	Value Per SqFt	75.05				

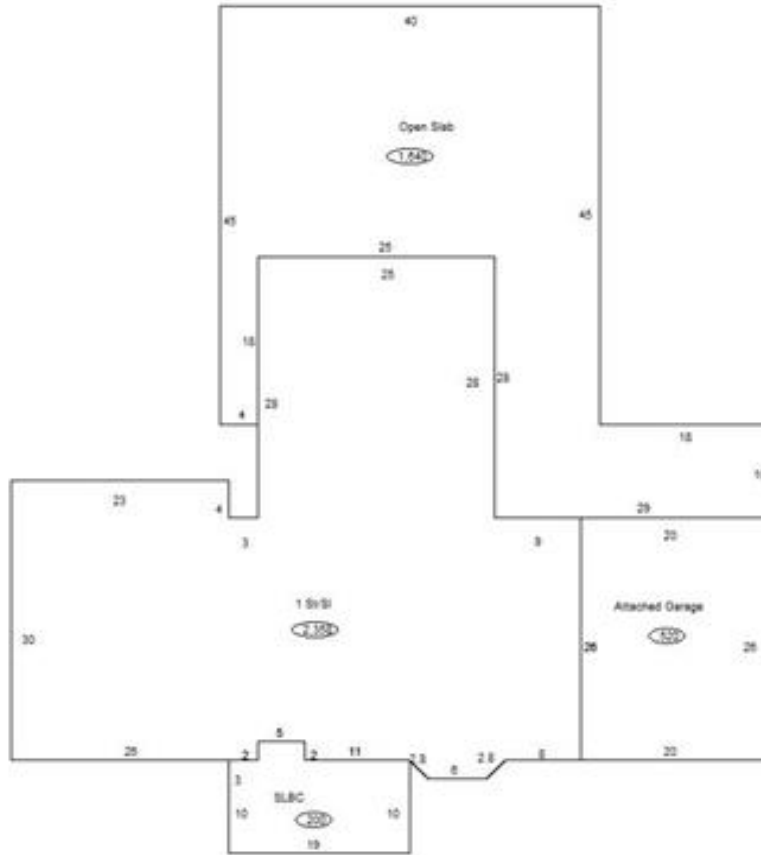
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,968		
Lot Value			
Indicated Value	176,968	75.05	Per SqFt
Agland Value	11,708		
Site Improvements	51,781		
Total Value	240,457	101.97	Total Value Per SqFt

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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	45509	200		200	26.30		5,260
PATO	SLAB PORCH - OPEN	141132	1640		1,640	8.60		14,104



Sketch Image

660018735



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,358	1.000	2,358
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PATO		13	Open Slab	1,640	1.000	1,640
Total Building Area						2,358		2,358



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,680
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (9.56 x 1,680)	16,061		16,061	8,834	7,227
	BARN	BARN	0x0x0			3,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (8.28 x 3,500)	28,980		28,980	8,694	20,286
	LT	LEAN-TO	0x0x0			1,575
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,575)	4,599		4,599	1,150	3,449
	UTIL	SHOP BUILDING	0x0x0			1,240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.27 x 1,240)	38,775		38,775	21,326	17,449
	HS	HAY SHED	0x0x0			1,600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,600)	7,488		7,488	4,118	3,370
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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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
RS	ROUGH STONY LAND	TMBR	20			1.859	36	36	67	67
VE	VERDIGRIS CLAY LOAM	TMBR	90			7.208	162	162	1,168	1,168
TMBR Totals						9.066			1,235	1,235
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			43.264	144	144	6,230	6,230
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			10.851	192	192	2,083	2,083
OS	OSAGE CLAY	NTV PST	58			15.519	139	139	2,160	2,160
NTV PST Totals						69.634			10,473	10,473
Total Agland						78.700			11,708	11,708