



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:26:08
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Assessment Data					Primary Image																																																																																																																				
Account 660022205 Parcel ID 21N15E-26-4-00000-000-0000 Cadastral ID 26-21-15-00700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 338645 ANNAN, TRENT & ROZLYN SUZANNE 23966 S 4120 RD UNIT B CLAREMORE OK 74019-0000 Parcel Location Situs 23966 S 4120 RD UNIT B Subdivision Lot/Block / Parcel Size 12.25 - Acres Sec/Twn/Rng 26 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26481416 -95.67175304																																																																																																																									
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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Source REAL		Fair Cash		Capped		Asmnt Level		Assessed		Levy Rate 104.132		Current Tax																																																																																																													
Remove Cap 2023		Land Value 240,388		240,388		11%		26,443		Assessed 48,573		5,058.00																																																																																																													
Year Frozen 2011		Improvements 201,180		201,180				22,130		Penalty 0																																																																																																															
Uncapped Value 0		Mobile Home 0		0				0		Exemption 1,000		-87.00																																																																																																													
TIF Project ID 0		Total Value 441,568		441,568				48,573		Total Taxable 47,573		4,971.00																																																																																																													
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 12.4307 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 541,481.00 x .31 = 165,862 Factor Value Adjustments 1.4493 Lot Value 240,388		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,488 / 1,872
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	880 Total
Garage Type	524 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

\\tsclient\TOM\COMMERCIAL PICS\2022-08-19\IMG_0026.JPG 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,313	113.42	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.56	Total Misc Impr	+ 18,267				
Roofing Adj	+ 3.87	Garage Cost	+ 16,532				
Subfloor Adj	+ -1.85	Total RCN	= 299,949				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 128,978				
Plumbing Adj	+ 10.43	Lump Sums	+ 28,319				
Basement Adj	+ 12.99	RCNLD	= 199,290				
Adj Base Cost	= 141.64	Lot Value	+ 240,388				
Total Area	x 1,872	Indicated Value	= 439,678				
Adjusted Cost	= 265,150	Value Per SqFt	234.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,290		
Lot Value	240,388		
Indicated Value	439,678	234.87	Per SqFt
Agland Value			
Site Improvements	1,890		
Total Value	441,568	235.88	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
@N19.8	BASEMENT MIN FIN	0		880	880	19.80		17,424
PRCH	SLAB PORCH - COVERED	54375	23x18		414	25.63		10,611
BALW	BALCONY - WOOD	54376	28x6		168	28.08		4,717
PATO	SLAB PORCH - OPEN	54377	192		192	10.63		2,041
BALW	BALCONY - WOOD	54379	22x10		220	28.08		6,178

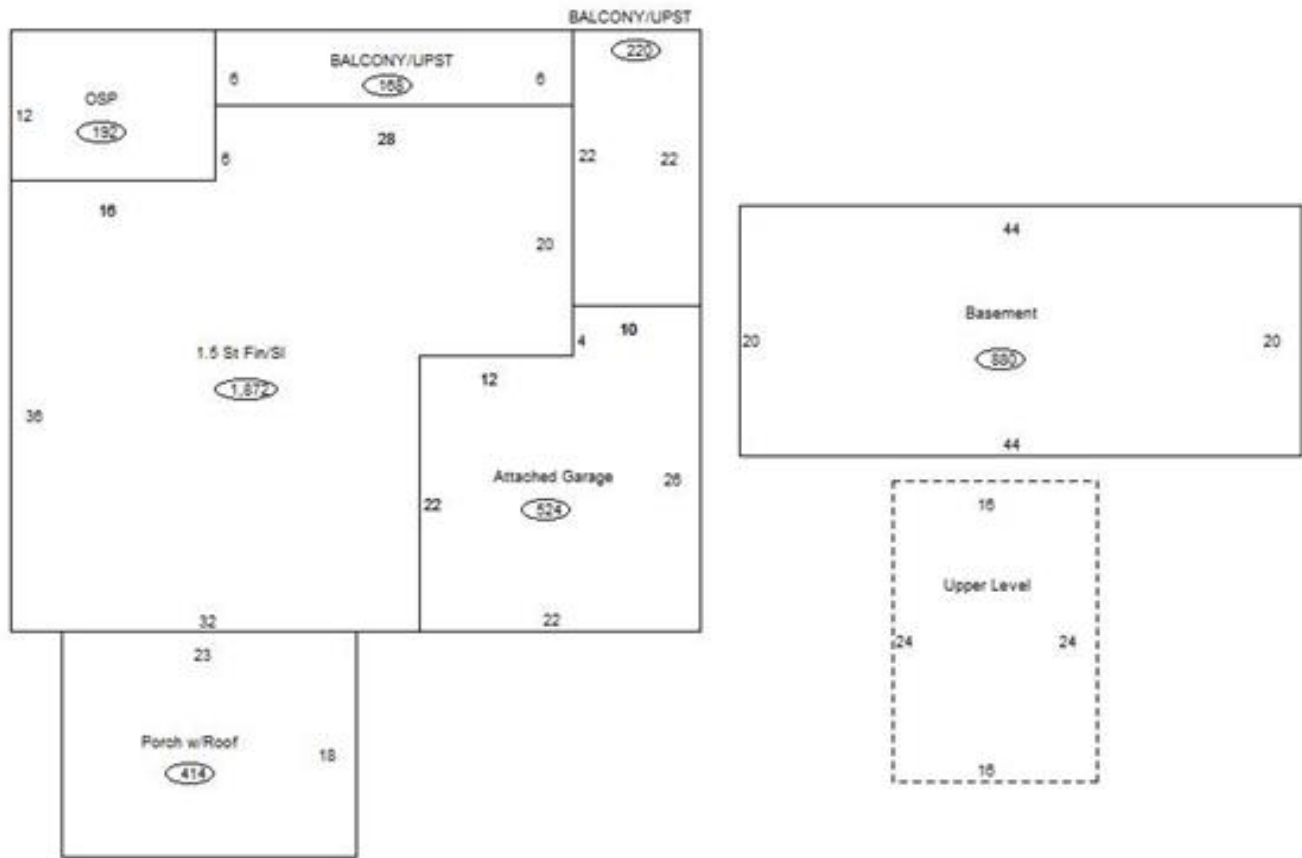


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Sketch Image

660022205



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,488	1.258	1,872
2	G	1		13	Attached Garage	524	1.000	524
3	M	PRCH		13	SLBC	414	1.000	414
4	M	BALW		13	Balcony	168	1.000	168
5	M	PATO		13	Open Slab	192	1.000	192
6	U	^UL	Overhang	13	Upper Level	384	1.000	384
7	M	BALW		13	Balcony	220	1.000	220
8	B			13	Basement	880	1.000	880
Total Building Area						1,488		1,872



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	Carport - Dirt	0x0x0			900	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x 900)	3,150		3,150	1,260	1,890