




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:13:01
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Assessment Data					Primary Image				
Account	660022208								
Parcel ID	21N15E-26-1-00000-000-0000								
Cadastral ID	26-21-15-01000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	262968								
SHOEMAKER, EUGENE W &									
CHRISTINA S									
23120 S 4120 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23120 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	26 / 21 / 15 / 1								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.27701584 -95.66928398									
E 365' S 300' NE NE NE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2017 01 19	R18-NEW 1368 SQ FT 26X18 NEW ADC	01/2017	10/2017	55,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1021/199	KING, ANGELA C	03/27/1996	39,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	56,365	49,155	11%	5,407	Assessed	15,049	
Year Frozen	0	Improvements	129,217	87,648		9,642	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	185,582	136,803		15,049	Total Taxable	14,049	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660022208	SHOEMAKER, EUGENE W &	4	157,353	1000	13,610	1,434.00		
2024	2024-660022208	SHOEMAKER, EUGENE W &	4	163,560	1000	13,185	1,274.00		
2023	2023-660022208	SHOEMAKER, EUGENE W &	4	140,093	1000	12,772	1,216.00		
2022	2022-660022208	SHOEMAKER, EUGENE W &	4	143,543	1000	12,371	1,200.00		
2021	2021-660022208	SHOEMAKER, EUGENE W &	4	138,280	1000	11,981	1,132.00		
2020	2020-660022208	SHOEMAKER, EUGENE W &	4	139,135	1000	11,603	1,099.00		
2019	2019-660022208	SHOEMAKER, EUGENE W &	4	126,839	1000	11,236	1,080.00		
2018	2018-660022208	SHOEMAKER, EUGENE W &	4	140,585	1000	10,636	1,024.00		
2017	2017-660022208	SHOEMAKER, EUGENE W &	4	109,104	1000	7,040	683.00		
2016	2016-660022208	SHOEMAKER, EUGENE W &	4	107,250	1000	6,806	662.00		
2015	2015-660022208	SHOEMAKER, EUGENE W &	4	106,113	1000	6,579	646.00		
2014	2014-660022208	SHOEMAKER, EUGENE W &	4	109,065	1000	6,358	592.00		
2013	2013-660022208	SHOEMAKER, EUGENE W &	4	106,155	1000	6,143	592.00		




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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.3759 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 103,493.00 x .54 = 56,365 Factor Value Adjustments 1.0000 Lot Value 56,365		 <p>\\tsclient\TOM\COMMERCIAL PICS\2022-08-19\IMG_0025.JPG 8/22/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,964 / 1,964
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,964
Fixture/RghIn	11 /
Bed/F/H Bath	23 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

Cost Approach				Manual : 01/2025			
Base Cost	92.98	Total Misc Impr	+ 7,122				
Roofing Adj	+ 4.28	Garage Cost	+ 0				
Subfloor Adj	+ -1.10	Total RCN	= 232,589				
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 116,295				
Plumbing Adj	+ 7.17	Lump Sums	+ 8,770				
Basement Adj	+ 0.00	RCNLD	= 125,064				
Adj Base Cost	= 114.80	Lot Value	+ 56,365				
Total Area	x 1,964	Indicated Value	= 181,429				
Adjusted Cost	= 225,467	Value Per SqFt	92.38				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	155,251	79.05	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,064		
Lot Value	56,365		
Indicated Value	181,429	92.38	Per SqFt
Agland Value			
Site Improvements	4,153		
Total Value	185,582	94.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54385	26x10		260	23.38		6,079
WODC	WOOD DECK - COVERED	54386	26x12		312	28.11		8,770
PATO	SLAB PORCH - OPEN	136695	24x4		96	10.86		1,043



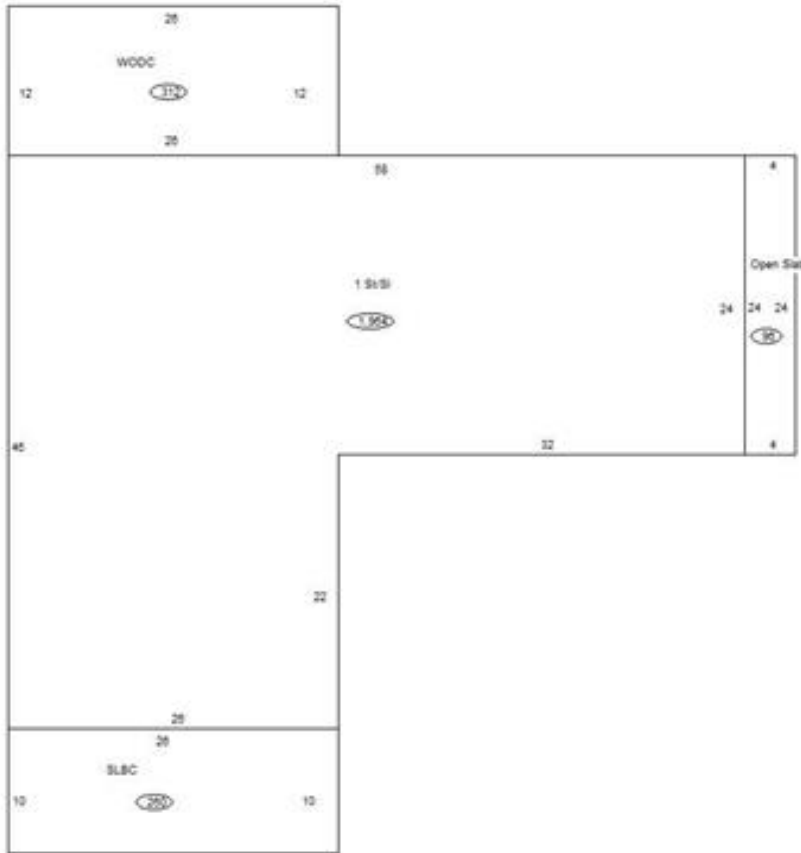
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	260	1.000	260
2	M	WDC		10	WDC	312	1.000	312
3	R	1	Slab	10	1 St/SI	1,964	1.000	1,964
4	M	PATO		10	Open Slab	96	1.000	96
Total Building Area						1,964		1,964



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN BARN		0x0x0			368	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (10.48 x 368)		3,857			3,857	2,314	1,543
	BARN BARN		0x0x0			336	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.48 x 336)		3,521			3,521	1,761	1,760
	CP CARPORT DIRT		0x0x0			540	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (3.50 x 540)		1,890			1,890	1,040	850