




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 660027131 Parcel ID 21N16E-31-4-00000-000-0000 Cadastral ID 31-21-16-00900 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 276339 PATTERSON, SANDRA R & BRIAN R 24702 S PLAINVIEW AVE CLAREMORE OK 74019-0000 Parcel Location Situs 24702 S PLAINVIEW AVE Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 31 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">12/12/2022 11:20</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (121)\IMG_0013.JPG 12/12/2022</p>														
Legal Description Lat/Long: 36.25485622 -95.64121411																			
W2 W2 NW SE					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1262/623	BROCKMAN, ELSIE L ET AL LIBERTY E	12/20/2000	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	0		Land Value 1,920	1,920	11%	211	Assessed	45,633	4,981.84										
Year Frozen	0		Improvements 462,417	412,928		45,422	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 464,337	414,848		45,633	Total Taxable	44,633	4,890.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660027131	PATTERSON, SANDRA R & BRIAN R			21	438,301	1000	43,304	4,745.00										
2024	2024-660027131	PATTERSON, SANDRA R & BRIAN R			21	458,070	1000	42,014	4,326.00										
2023	2023-660027131	PATTERSON, SANDRA R & BRIAN R			21	389,835	1000	40,761	4,164.00										
2022	2022-660027131	PATTERSON, SANDRA R & BRIAN R			21	388,120	1000	39,545	4,079.00										
2021	2021-660027131	PATTERSON, SANDRA R & BRIAN R			21	361,419	1000	38,364	3,794.00										
2020	2020-660027131	PATTERSON, SANDRA R & BRIAN R			21	354,598	1000	37,217	3,802.00										
2019	2019-660027131	PATTERSON, SANDRA R & BRIAN R			21	337,313	1000	36,104	3,726.00										
2018	2018-660027131	PATTERSON, SANDRA R & BRIAN R			21	348,927	1000	36,945	3,805.00										
2017	2017-660027131	PATTERSON, SANDRA R & BRIAN R			21	343,724	1000	35,839	3,668.00										
2016	2016-660027131	PATTERSON, SANDRA R & BRIAN R			21	335,471	1000	34,766	3,627.00										
2015	2015-660027131	PATTERSON, SANDRA R & BRIAN R			21	326,368	1000	33,725	3,394.00										
2014	2014-660027131	PATTERSON, SANDRA R & BRIAN R			21	329,225	1000	32,713	3,380.00										
2013	2013-660027131	PATTERSON, SANDRA R & BRIAN R			21	310,807	1000	31,732	3,241.00										



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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		\\tsclient\T\TOMMY DUNLAP\New folder (121)\IMG_0013.JPG 12/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,327 / 3,007
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,327
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

Cost Approach				Manual : 01/2025			
Base Cost	112.55	Total Misc Impr	+ 10,727				
Roofing Adj	+ 5.14	Garage Cost	+ 25,010				
Subfloor Adj	+ -3.57	Total RCN	= 462,911				
Heat/Cool Adj	+ 18.45	Depreciation (22%)	- 101,840				
Plumbing Adj	+ 9.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 361,071				
Adj Base Cost	= 142.06	Lot Value	+ 361,071				
Total Area	x 3,007	Indicated Value	= 361,071				
Adjusted Cost	= 427,174	Value Per SqFt	120.08				

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	361,071		
Lot Value			
Indicated Value	361,071	120.08	Per SqFt
Agland Value	1,920		
Site Improvements	101,346		
Total Value	464,337	154.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65319	273		273	36.02		9,833
PRCH	SLAB PORCH - COVERED	65320	8x3		24	37.26		894



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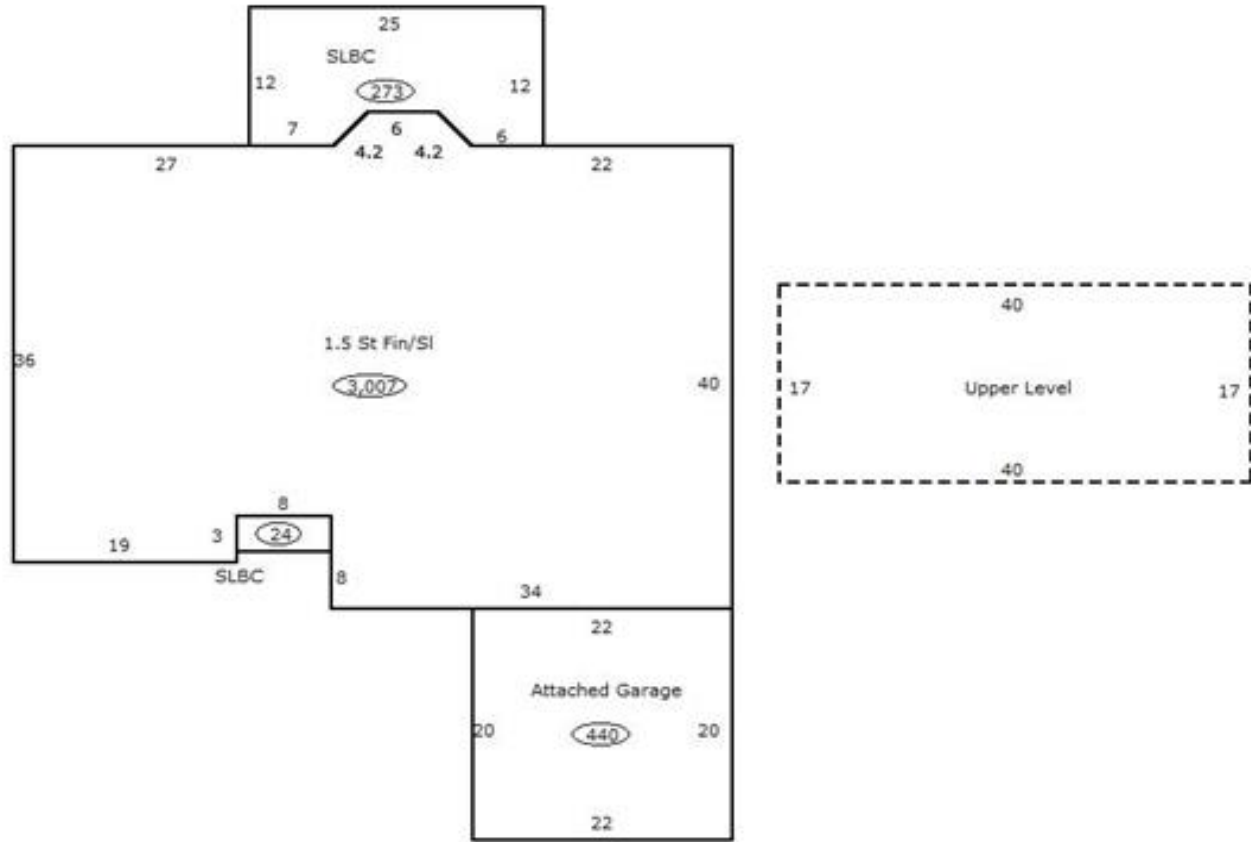
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,327	1.292	3,007
2	G	1	Slab	13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	273	1.000	273
4	M	PRCH		13	SLBC	24	1.000	24
5	U	^UL	Overhang	13	Upper Level	680	1.000	680
Total Building Area						2,327		3,007



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			3,000
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25.56 x 3,000)		76,680	Modifier Total	RCN 76,680	Depr (5% Phys/ % Func) 3,834
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1)		30,000	Modifier Total	RCN 30,000	Depr (5% Phys/ % Func) 1,500



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	5.000	192	192	960	960
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	5.000	192	192	960	960
NTV PST Totals						10.000			1,920	1,920
Total Agland						10.000			1,920	1,920