



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:55:32
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Assessment Data					Primary Image																																																																																																																				
Account 660027756 Parcel ID 21N16E-32-1-00000-000-0000 Cadastral ID 32-21-16-01100 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 95414 SHEARER, WILLIAM C JR & DEANNA K TRUSTEES 24404 S 4150 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 24404 S 4150 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 32 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25802545 -95.61603961 N2 SE SE NE					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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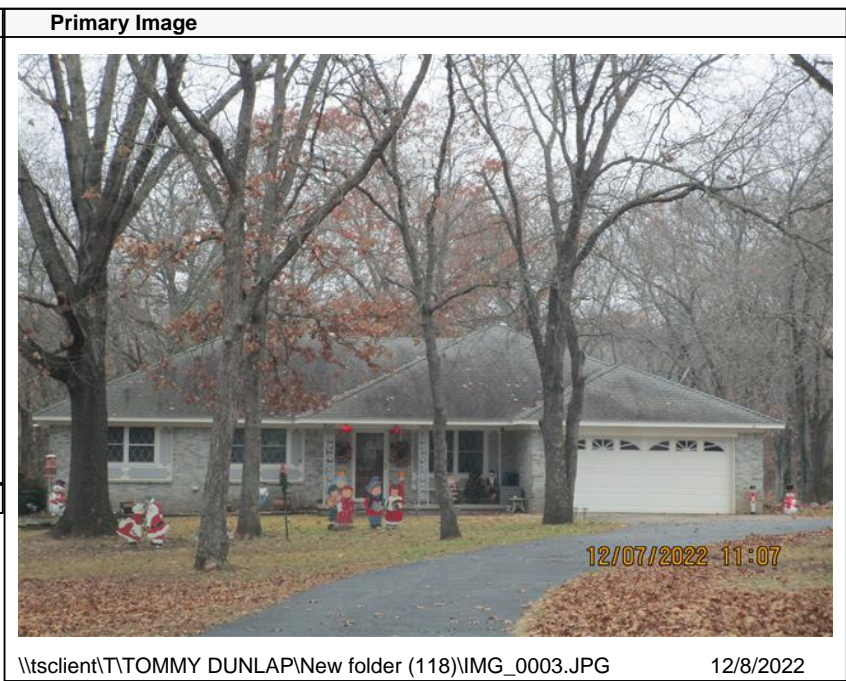
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	5.0276		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	219,001.00 x .38 = 83,875		
Factor Value			
Adjustments	1.0000		
Lot Value	83,875		



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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	1,450 / 1,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,450
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	167,342 115.41 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	110,474
Lot Value	83,875
Indicated Value	194,349 134.03 Per SqFt
Agland Value	
Site Improvements	
Total Value	194,349 134.03 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	110.42	Total Misc Impr	+ 4,845
Roofing Adj	+ 4.83	Garage Cost	+ 15,422
Subfloor Adj	+ -2.36	Total RCN	= 212,450
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 101,976
Plumbing Adj	+ 7.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,474
Adj Base Cost	= 132.54	Lot Value	+ 83,875
Total Area	x 1,450	Indicated Value	= 194,349
Adjusted Cost	= 192,183	Value Per SqFt	134.03

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67036	17x5		85	26.66		2,266
PATO	SLAB PORCH - OPEN	67037	20x14		280	9.21		2,579



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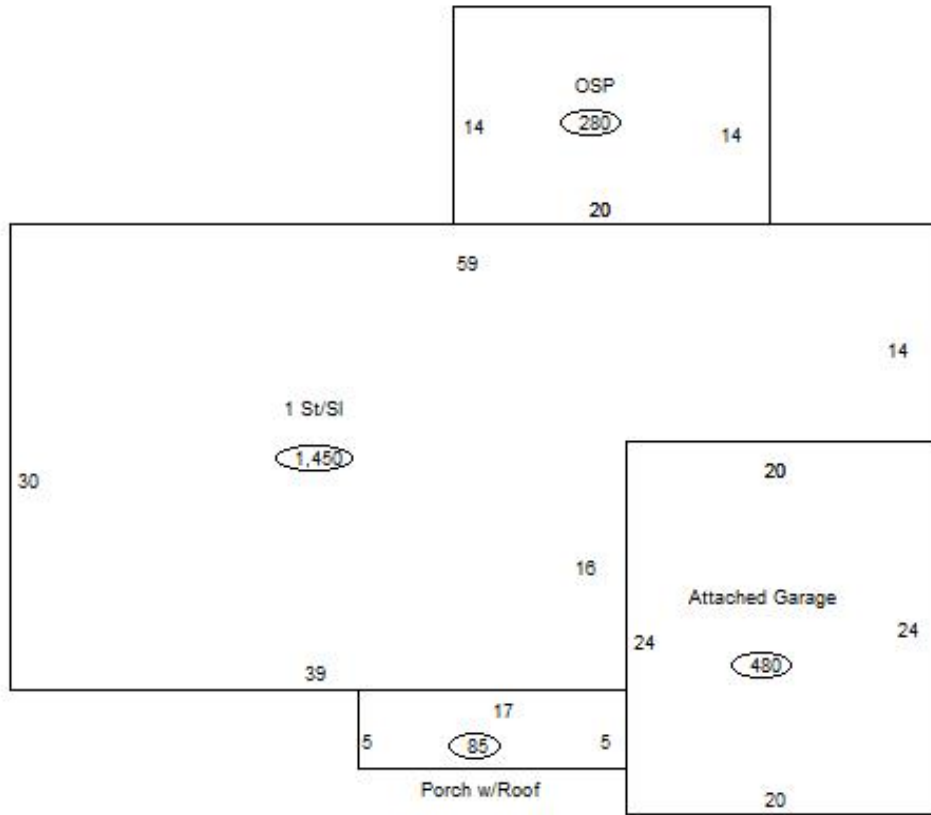
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,450	1.000	1,450
2	G	1	Slab	13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PATO		13	Open Slab	280	1.000	280
Total Building Area						1,450		1,450



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (10.48 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						