



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	660027979													
Parcel ID	23N17E-32-4-00000-000-0000													
Cadastral ID	32-23-17-04000													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 2												
Tax Area	33 - FOYIL OT/FOYIL FIRE													
Name ID	337804													
ROSS, SHAWNDA L & CORY D														
12746 S 4210 RD CLAREMORE OK 74017-2676														
Parcel Location														
Situs	12746 S 4210 RD													
Subdivision														
Lot/Block	/	Parcel Size	11 - Acres											
Sec/Twn/Rng	32 / 23 / 17 / 4													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.42781989 -95.51051764														
SW NE SE & THAT PT OF SE NE SE LYING W OF CO RD.														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	BUCKNER, TOMMY & DAWN	03/29/2022	190,000	YES										
/	KERSEY, MILDRED SUE	10/15/2018	75,000	WB										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	2023	Land Value	120,005	94,509	11%	10,396	Assessed	24,194 2,459.56						
Year Frozen	2005	Improvements	127,016	125,439		13,798	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	247,021	219,948		24,194	Total Taxable	24,194 2,460.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660027979	ROSS, SHAWNDA L & CORY D	33	242,354	0	23,042	2,342.00							
2024	2024-660027979	ROSS, SHAWNDA L & CORY D	33	235,150	0	21,946	2,288.00							
2023	2023-660027979	ROSS, SHAWNDA L & CORY D	33	190,000	0	20,900	2,179.00							
2022	2022-660027979	ROSS, SHAWNDA L & CORY D	33	144,252	0	14,157	1,481.00							
2021	2021-660027979	BUCKNER, TOMMY & DAWN	33	152,114	0	13,483	1,373.00							
2020	2020-660027979	BUCKNER, TOMMY & DAWN	70	118,614	0	12,841	1,360.00							
2019	2019-660027979	BUCKNER, TOMMY & DAWN	70	111,178	0	12,229	1,299.00							
2018	2018-660027979	KERSEY, MILDRED SUE	70	72,520	1000	5,250	563.00							
2017	2017-660027979	KERSEY, MILDRED SUE	70	71,821	1000	5,249	565.00							
2016	2016-660027979	KERSEY, GEORGE W	70	69,696	1000	5,249	585.00							
2015	2015-660027979	KERSEY, GEORGE W	70	67,677	1000	5,250	579.00							
2014	2014-660027979	KERSEY, GEORGE W	70	68,294	1000	5,249	572.00							
2013	2013-660027979	KERSEY, GEORGE W	70	64,987	1000	5,249	558.00							



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	10.6809		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	465,258.00 x .30 = 138,095		
Factor Value			
Adjustments	0.8690		
Lot Value	120,005		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,076 / 1,076
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,076
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	153,299 142.47 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	104,191
Lot Value	120,005
Indicated Value	224,196 208.36 Per SqFt
Agland Value	
Site Improvements	6,545
Total Value	230,741 214.44 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.36	Total Misc Impr	+ 9,400				
Roofing Adj	+ 4.83	Garage Cost	+ 19,093				
Subfloor Adj	+ -1.28	Total RCN	= 179,639				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 75,448				
Plumbing Adj	+ 13.09	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 104,191				
Adj Base Cost	= 140.47	Lot Value	+ 120,005				
Total Area	x 1,076	Indicated Value	= 224,196				
Adjusted Cost	= 151,146	Value Per SqFt	208.36				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67572	34x12		408	23.04		9,400



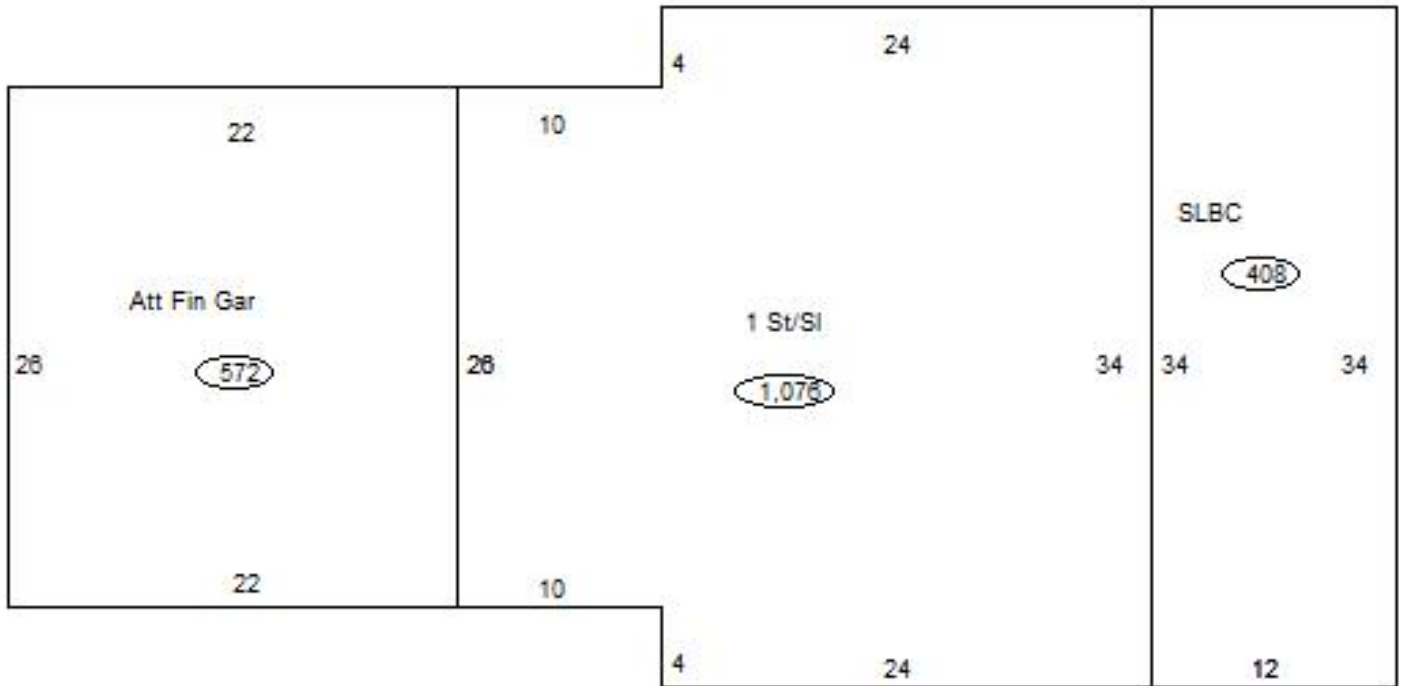
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Sketch Image

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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	1,076	1.000	1,076
2	G	5	Slab	13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	408	1.000	408
Total Building Area						1,076		1,076



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x12x8	Plank	Formed Metal	72
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (25.88 x 72)		1,863		1,863	1,863
	BNGP	Barn - General Purpose	24x32x10	Dirt	Galvanized Metal	768
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	
	Base Cost (19.64 x 768)		15,084		15,084	9,352 5,732
	LNT0	LEAN-TO	16x32x8	Dirt	Galvanized Metal	512
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (7.94 x 512)		4,065		4,065	3,252 813



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments	1.0000	GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type	1 Single Family Residence	Multiple Regression	
Condition	1 - Low	MRA Code	1 Test
Quality	1 - Low	Adusted R	0.8445
Architecture		Indicated Value	14,188 18.47 Per SqFt
Style	100% One Story	Direct Comparables	
Exterior Wall	100% Frame, Siding, Wood	Selection Model	1 Res
Base/Total Area	768 / 768	Adjustment Model	A2 AO Test
Style	100% One Story	Comparables	
HVAC		Indicated Value	
Roof Cover	1 Composition Shingle	Value Reconciliation	
Area on Slab	0	Selected Approach	Cost Approach
Fixture/RghIn	4 /	Improvements	16,280
Bed/F/H Bath	2 / 1.0 /	Lot Value	
Basement Area		Indicated Value	16,280 21.20 Per SqFt
Garage Type		Agland Value	
Remodel		Site Improvements	
Year/Eff Age	1941 / 119	Total Value	16,280 21.20 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	92.83	Total Misc Impr	+ 0
Roofing Adj	+ 4.40	Garage Cost	+ 0
Subfloor Adj	+ 2.75	Total RCN	= 81,400
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 65,120
Plumbing Adj	+ 6.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 16,280
Adj Base Cost	= 105.99	Lot Value	+ 16,280
Total Area	x 768	Indicated Value	= 16,280
Adjusted Cost	= 81,400	Value Per SqFt	21.20
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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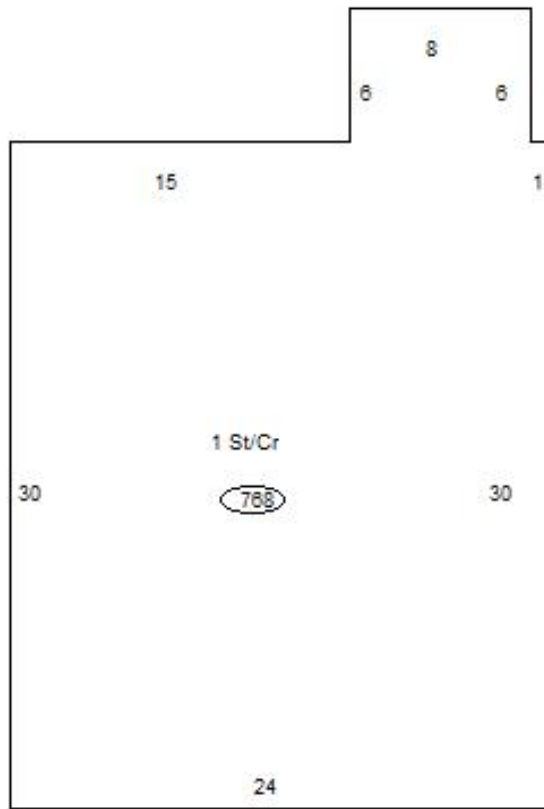
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	768	1.000	768
Total Building Area						768		768