



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 660028367 Parcel ID 21N16E-33-3-00000-000-0000 Cadastral ID 33-21-16-00710 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 335500 THRASH, SYLYNDA JOYCE TRUST 9726 S URBANA AVE TULSA OK 74137-0000 Parcel Location Situs 24615 S 4150 RD Subdivision Lot/Block / Parcel Size 5.76 - Acres Sec/Twn/Rng 33 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">11/30/2022 11:52</p> <p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\New folder (7)\IMG_0014 12/1/2022</p>														
Legal Description Lat/Long: 36.25422034 -95.61383248																			
N 395', W 635' S2 NW SW					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	No	1,000		/	GORDON, JACK E JR &	11/07/2024	600,000	YES										
					1232/866	GORDON, JACK E JR	06/16/2000	0	No										
					856/160		06/11/1991	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2025		Land Value	321,189	321,189	11%	35,331	Assessed	67,013	7,315.93									
Year Frozen	0		Improvements	288,013	288,013		31,682	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	609,202	609,202		67,013	Total Taxable	67,013	7,316.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660028367	THRASH, SYLYNDA JOYCE			21	600,000	0	66,000	7,205.00										
2024	2024-660028367	GORDON, JACK E JR &			21	257,831	1000	23,910	2,467.00										
2023	2023-660028367	GORDON, JACK E JR &			21	248,527	1000	23,184	2,373.00										
2022	2022-660028367	GORDON, JACK E JR &			21	241,918	1000	22,480	2,323.00										
2021	2021-660028367	GORDON, JACK E JR &			21	249,360	1000	21,796	2,160.00										
2020	2020-660028367	GORDON, JACK E JR &			21	244,687	1000	21,132	2,163.00										
2019	2019-660028367	GORDON, JACK E JR &			21	230,612	1000	20,488	2,119.00										
2018	2018-660028367	GORDON, JACK E JR &			21	239,761	1000	19,862	2,050.00										
2017	2017-660028367	GORDON, JACK E JR &			21	235,939	1000	19,254	1,975.00										
2016	2016-660028367	GORDON, JACK E JR &			21	230,182	1000	18,664	1,952.00										
2015	2015-660028367	GORDON, JACK E JR &			21	223,389	1000	18,092	1,826.00										
2014	2014-660028367	GORDON, JACK E JR &			21	226,017	1000	17,536	1,817.00										
2013	2013-660028367	GORDON, JACK E JR &			21	215,744	1000	16,996	1,740.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.031 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 219,149.00 x .38 = 83,905 Factor Value Adjustments 3.8280 Lot Value 321,189		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 4.5 - Good Architecture Style 100% One Story Exterior Wall 50% Veneer, Masonry 50% Frame, Siding, Vinyl Base/Total Area 2,879 / 2,879 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 1970 / 42		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	2,879 / 2,879
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

Cost Approach		Manual : 01/2025	
Base Cost	111.26	Total Misc Impr	+ 21,350
Roofing Adj	+ 6.06	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 430,485
Heat/Cool Adj	+ 17.38	Depreciation (48%)	- 206,633
Plumbing Adj	+ 7.41	Lump Sums	+ 7,998
Basement Adj	+ 0.00	RCNLD	= 231,850
Adj Base Cost	= 142.11	Lot Value	+ 321,189
Total Area	x 2,879	Indicated Value	= 553,039
Adjusted Cost	= 409,135	Value Per SqFt	192.09



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	231,850		
Lot Value	321,189		
Indicated Value	553,039	192.09	Per SqFt
Agland Value			
Site Improvements	56,163		
Total Value	609,202	211.60	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	7,721.18		7,721
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	68343		352	352	38.72		13,629
WODO	WOOD DECK - OPEN	68344	20x10		200	29.23	20%	4,677
WODO	WOOD DECK - OPEN	68345	20x6		120	34.59	20%	3,321



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			560
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 560) 2,621		Modifier Total	RCN 2,621	Depr (50% Phys/ % Func) 1,311	RCNLD 1,310
	GRDT GARAGE - DETACHED		0x0x0			1,312
	Qual 4	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (37.96 x 1,312) 49,804		Modifier Total	RCN 49,804	Depr (25% Phys/ % Func) 12,451	RCNLD 37,353
	SV SWIM VINYL		0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (30% Phys/ % Func) 7,500	RCNLD 17,500
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD