



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:26:42
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Assessment Data					Primary Image																																																																																																																				
Account 660029346 Parcel ID 21N15E-34-2-00000-000-0000 Cadastral ID 34-21-15-02000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 339472 DOUGHTY, DANIEL & LINDSAY 24247 S 4100 RD CLAREMORE OK 74017-0000 Parcel Location Situs 24247 S 4100 RD Subdivision Lot/Block / Parcel Size 1.45 - Acres Sec/Twn/Rng 34 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26057175 -95.70397067 TR DESC AS BEG SW/C NW NW; N00.1447E 165'; S89.5803E 386.54'; S01.1221W 165'; N89.5803W 386.65' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.4509 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 63,199.00 x .68 = 42,704 Factor Value Adjustments 2.8179 Lot Value 120,337		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,419 / 2,419
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,419
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	269,073	111.23	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,926		
Lot Value	120,337		
Indicated Value	312,263	129.09	Per SqFt
Agland Value			
Site Improvements	40,110		
Total Value	352,373	145.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.15	Total Misc Impr	+ 29,700				
Roofing Adj	+ 5.19	Garage Cost	+ 0				
Subfloor Adj	+ -3.40	Total RCN	= 355,418				
Heat/Cool Adj	+ 14.47	Depreciation (46%)	- 163,492				
Plumbing Adj	+ 9.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 191,926				
Adj Base Cost	= 134.65	Lot Value	+ 120,337				
Total Area	x 2,419	Indicated Value	= 312,263				
Adjusted Cost	= 325,718	Value Per SqFt	129.09				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2014	0.00		
PATO	SLAB PORCH - OPEN	70158	62		62	12.93		802
SUN	Sunroom	70159	11x6		66	28.50		1,881
PRCH	SLAB PORCH - COVERED	70160	21x12		252	28.63		7,215
EPSW	ENCLOSED PORCH - SOLID WALL	70161	22x8		176	75.98		13,372



Rogers

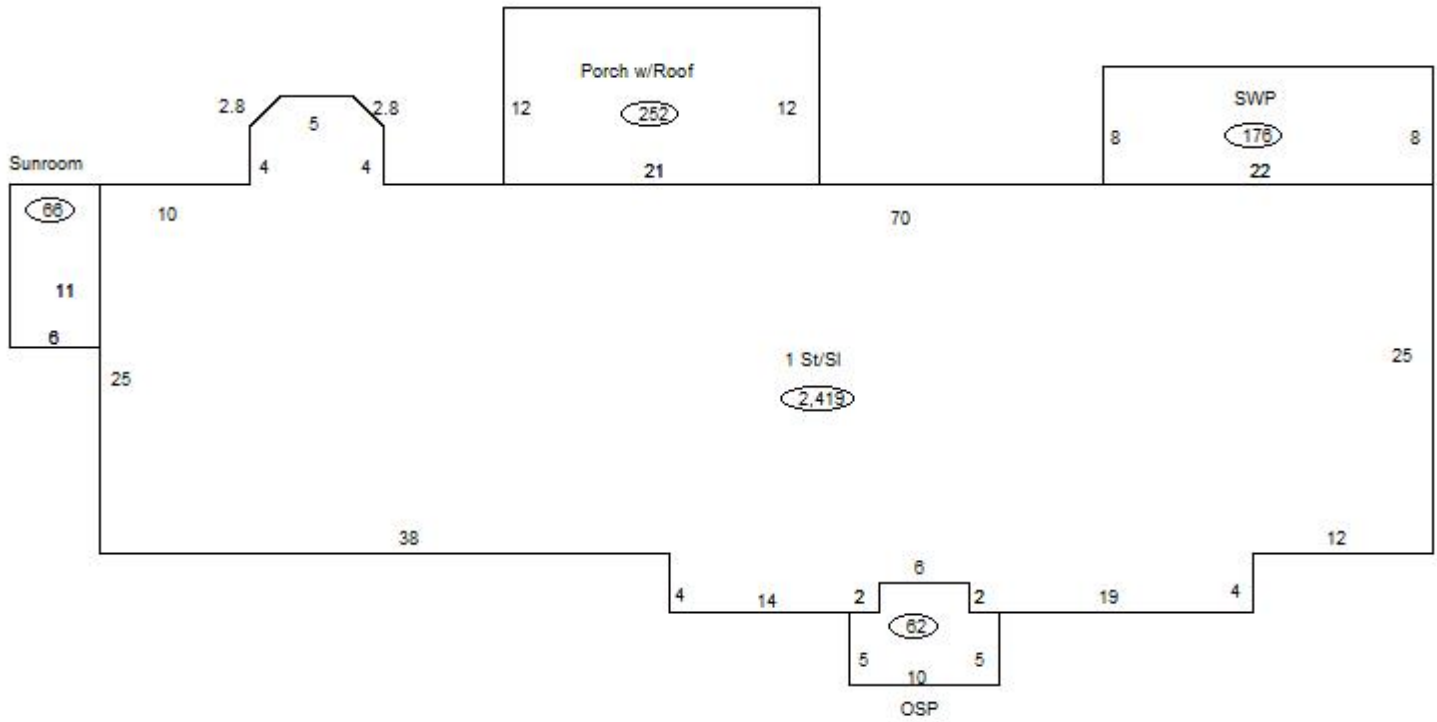
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Sketch Image

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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	2,419	1.000	2,419
2	M	PATO		13	Open Slab	62	1.000	62
3	M	SUN		13	Sunroom	66	1.000	66
4	M	PRCH		13	SLBC	252	1.000	252
5	M	EPSW		13	EPSW	176	1.000	176
Total Building Area						2,419		2,419



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	2	Cond	Year	2015	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (31.84 x 1,200)		38,208		38,208	38,208
	STF	STG FAIR	0x0x0			200
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	
	Base Cost (4.68 x 200)		936		936	608
	CP	CARPORT DIRT	0x0x0			616
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	
	Base Cost (3.50 x 616)		2,156		2,156	1,294