



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:24:11  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660052513 <b>Parcel ID</b> 21N15E-14-3-00000-000-0000 <b>Cadastral ID</b> 14-21-15-02020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 324009 MILLER, RAY & LORI TRUST  21717 S 4110 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21717 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.53 - Acres <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 3 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0802\IMG_0005. 8/2/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29685553 -95.68568615 S 200', W 550', SW NW SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.5619 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 111,596.00 x .75 = 83,573 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 83,573		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	2,230 / 2,230
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,230
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	912 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1995 / 23

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	326,932	146.61	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.19	<b>Total Misc Impr</b>	+ 7,137				
<b>Roofing Adj</b>	+ 5.24	<b>Garage Cost</b>	+ 33,936				
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	= 332,021				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 28%)</b>	- 92,966				
<b>Plumbing Adj</b>	+ 7.97	<b>Lump Sums</b>	+ 5,409				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 244,464				
<b>Adj Base Cost</b>	= 130.47	<b>Lot Value</b>	+ 83,573				
<b>Total Area</b>	x 2,230	<b>Indicated Value</b>	= 328,037				
<b>Adjusted Cost</b>	= 290,948	<b>Value Per SqFt</b>	147.10				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	244,464		
<b>Lot Value</b>	83,573		
<b>Indicated Value</b>	328,037	147.10	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,533		
<b>Total Value</b>	339,570	152.27	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	78096	6x4		24	29.45		707
WODO	WOOD DECK - OPEN	78097	314		314	19.14	10%	5,409



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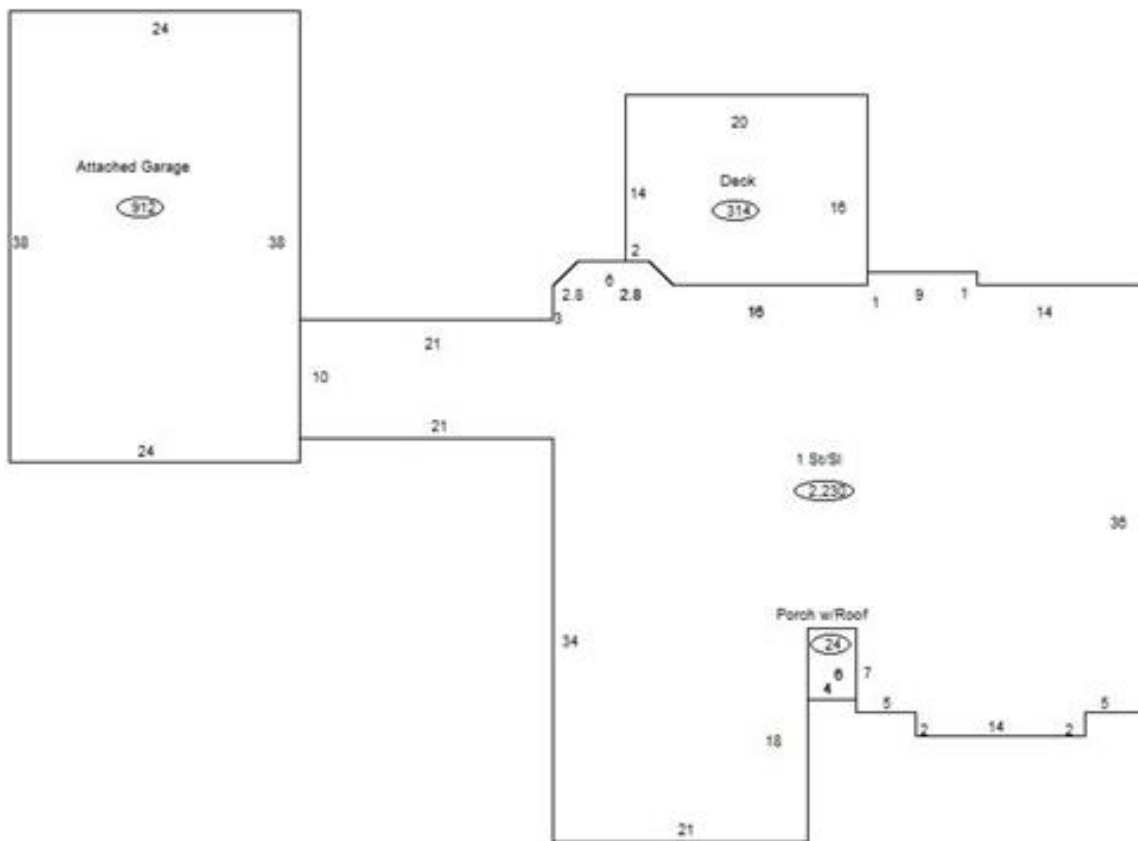
Date 04/16/2026

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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	2,230	1.000	2,230
2	G	1		13	Attached Garage	912	1.000	912
3	M	PRCH		13	SLBC	24	1.000	24
4	M	WODO		13	WODO	314	1.000	314
<b>Total Building Area</b>						<b>2,230</b>		<b>2,230</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	QA	QUAN AVG	50x32x0	Concrete		1,600	
	Qual	2	Cond 3	Year 2014	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (8.48 x 1,600)		13,568		13,568	2,035	11,533
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						