



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:54
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660057436 Parcel ID 21N15E-11-2-00000-000-0000 Cadastral ID 11-21-15-01720 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 313245 FROMAN, LINDA LEE TRUSTEE 20072 S 4112 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20072 S 4112 RD Subdivision Lot/Block / Parcel Size 1.81 - Acres Sec/Twn/Rng 11 / 21 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">07/22/2022 13:03</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0056. 7/26/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.81	
Non-Ag Acres	1.8101	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	78,846.00 x .90 = 71,266	
Factor Value		
Adjustments	1.0000	
Lot Value	71,266	

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	2,104 / 2,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,104
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0056. 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	241,153	114.62	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.25	Total Misc Impr	+	12,580			
Roofing Adj	+ 4.64	Garage Cost	+	16,032			
Subfloor Adj	+ -2.19	Total RCN	=	299,418			
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	86,831			
Plumbing Adj	+ 7.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	212,587			
Adj Base Cost	= 128.71	Lot Value	+	71,266			
Total Area	x 2,104	Indicated Value	=	283,853			
Adjusted Cost	= 270,806	Value Per SqFt		134.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	212,587		
Lot Value	71,266		
Indicated Value	283,853	134.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	283,853	134.91	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	79153	28x6		168	26.40		4,435
PATO	SLAB PORCH - OPEN	79154	27x10		270	9.37		2,530



Rogers

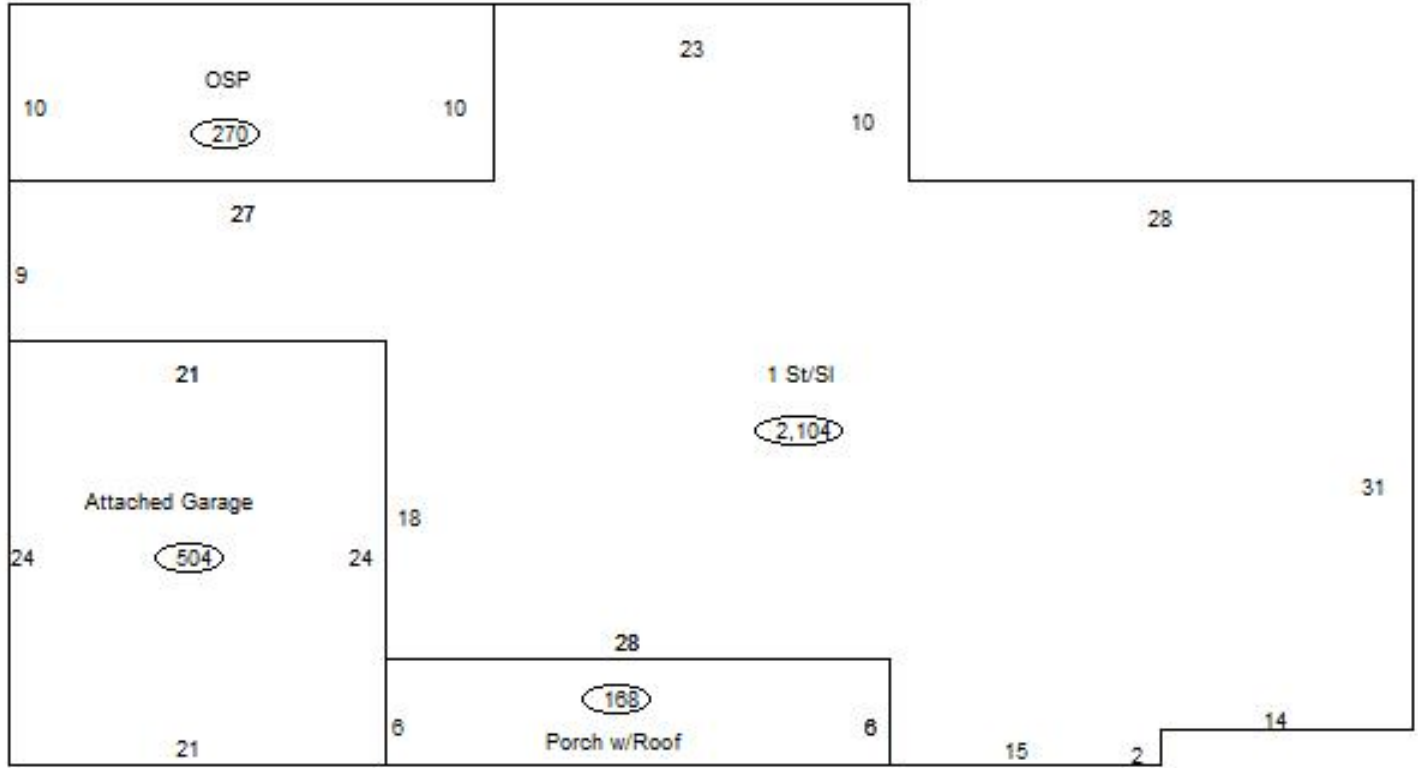
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Sketch Image

660057436



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,104	1.000	2,104
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	270	1.000	270
Total Building Area						2,104		2,104