



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:03:06  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660067790 <b>Parcel ID</b> 21N15E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-21-15-00750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 266681 FREEMAN, NEIL LEE &  MELISSA RENEE 24202 S 4120 RD UNIT A CLAREMORE OK 74019-0854																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 24202 S 4120 RD UNIT A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.07 - Acres <b>Sec/Twn/Rng</b> 35 / 21 / 15 / 1 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26069932 -95.67026987 TR DESC 2024-016019 AS BEG SE/C NE NE; S88.3838W 448.07'; N01 2124W 60'; S88.3836W 149.23'; N01.1820W 270.22'; N88.3842E 266.90'; S01.1917E 165.10'; N88.3840E 330.30'; S01.2015E 165.10' TO POB.					<b>Building Permits</b> <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																																																																																																											
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	133,729.00 x .48 = 63,924		
Factor Value			
Adjustments	1.0000		
Lot Value	63,924		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,854 / 3,268
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,854
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	696 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	430,125	131.62	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	94.91	Total Misc Impr	+ 31,768
Roofing Adj	+ 3.50	Garage Cost	+ 31,772
Subfloor Adj	+ -2.67	Total RCN	= 449,687
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	- 103,428
Plumbing Adj	+ 6.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 346,259
Adj Base Cost	= 118.16	Lot Value	+ 63,924
Total Area	x 3,268	Indicated Value	= 410,183
Adjusted Cost	= 386,147	Value Per SqFt	125.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	346,259		
Lot Value	63,924		
Indicated Value	410,183	125.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	410,183	125.51	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	82400	30x10		300	31.94		9,582
PRCH	SLAB PORCH - COVERED	82401	476		476	31.39		14,942

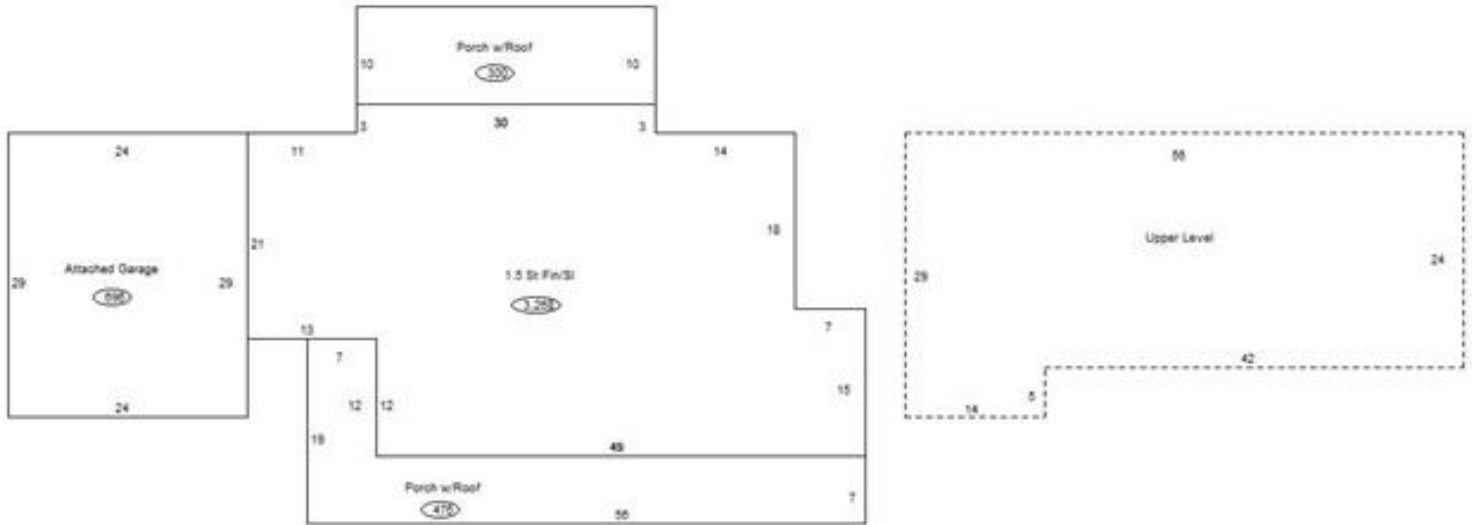


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Sketch Image

660067790



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,854	1.763	3,268
2	G	1	Slab	10	Attached Garage	696	1.000	696
3	M	PRCH		10	SLBC	300	1.000	300
4	M	PRCH		10	SLBC	476	1.000	476
5	U	^UL	Overhang	10	Upper Level	1,414	1.000	1,414
<b>Total Building Area</b>						1,854		3,268