



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:20:23
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660089202 Parcel ID 000000-00-0-00689-001-0032 Cadastral ID 14-21-15-04441 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 324214 FLOYD, JEROD & KARA-LAM TRUONG-FLOYD 21980 S AMBER DR CLAREMORE OK 74019-0000 Parcel Location Situs 21980 S AMBER DR Subdivision RIVERWOOD CROSSING Lot/Block 0032 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29400627 -95.67287760																																																																																																																									
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	140 x 185		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography	LEVEL		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	25,900.00 x 1.45 = 37,555		
Factor Value			
Adjustments	1.0000		
Lot Value	37,555		



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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	2,384 / 2,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,384
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	693 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	296,870 124.53 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	311,230 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	251,243
Lot Value	37,555
Indicated Value	288,798 121.14 Per SqFt
Agland Value	
Site Improvements	
Total Value	288,798 121.14 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.00	Total Misc Impr	+ 11,636
Roofing Adj	+ 4.54	Garage Cost	+ 20,762
Subfloor Adj	+ -2.19	Total RCN	= 338,265
Heat/Cool Adj	+ 12.64	Depreciation (27%)	- 91,332
Plumbing Adj	+ 9.31	Lump Sums	+ 4,310
Basement Adj	+ 0.00	RCNLD	= 251,243
Adj Base Cost	= 128.30	Lot Value	+ 37,555
Total Area	x 2,384	Indicated Value	= 288,798
Adjusted Cost	= 305,867	Value Per SqFt	121.14

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	109218	9x4		36	26.82		966
PRCH	SLAB PORCH - COVERED	109219	16x12		192	26.33		5,055
WODO	WOOD DECK - OPEN	139998	16x12		192	22.45		4,310



Rogers

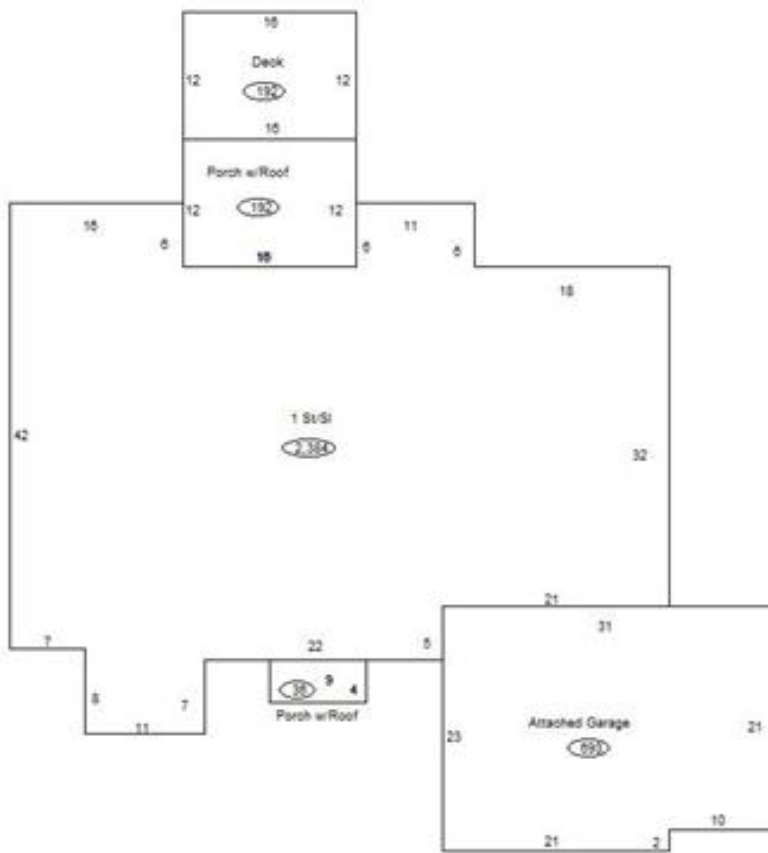
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Sketch Image

660089202



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,384	1.000	2,384
2	G	1		13	Attached Garage	693	1.000	693
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	192	1.000	192
5	M	WODO		13	WODO	192	1.000	192
Total Building Area						2,384		2,384



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						