



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660093136				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0707\IMG_0019. 7/7/2022</p>				
Parcel ID	21N15E-33-4-00000-000-0000								
Cadastral ID	33-21-15-00320								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	326452								
BLUNT, NICHOLAS D & STACEY L									
24820 S 4100 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24820 S 4100 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 4								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25191791 -95.70575428									
TR DEC 2702-589 AS COMM SE/C SE; N01.534W 795.05' TO POB; S88 4104W 661.51'; N01.0555W 164.62'; N88.4104E 661.53'; S01.0534E 164 62' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R19- NEW ADDRESS ASSGNE	04/2018	10/2018						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WARD CO INC	12/03/2018	335,000	YES					
2702/589	WARD CO INC	04/04/2018	0	4					
2699/713	VANG, PETER & YER VUE	03/21/2018	102,000	17					
2508/239	VANG, NOU V	10/24/2015	0	4					
2127/39	GREGORY, JOHN WILLIAM III-ESTATE	09/03/2010	68,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2019	Land Value	59,976	59,976	11%	6,597	Assessed	45,941	4,783.92
Year Frozen	0	Improvements	379,559	357,669		39,344	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	439,535	417,645		45,941	Total Taxable	44,941	4,697.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093136	BLUNT, NICHOLAS D &	4	424,895	1000	43,603	4,557.00		
2024	2024-660093136	BLUNT, NICHOLAS D &	4	446,246	1000	42,303	4,065.00		
2023	2023-660093136	BLUNT, NICHOLAS D &	4	413,916	1000	41,043	3,885.00		
2022	2022-660093136	BLUNT, NICHOLAS D &	4	415,448	1000	39,818	3,838.00		
2021	2021-660093136	BLUNT, NICHOLAS D &	4	370,377	1000	38,630	3,625.00		
2020	2020-660093136	BLUNT, NICHOLAS D &	4	367,826	1000	37,475	3,524.00		
2019	2019-660093136	BLUNT, NICHOLAS D &	4	339,586	0	37,355	3,558.00		
2018	2018-660093136	WARD CO INC	4	56,875	0	3,927	374.00		
2017	2017-660093136	VANG, PETER & YER VUE	4	68,000	0	7,480	715.00		
2016	2016-660093136	VANG, PETER & YER VUE	4	68,000	0	7,480	717.00		
2015	2015-660093136	VANG, NOU V	4	68,000	0	7,480	722.00		
2014	2014-660093136	VANG, NOU V	4	68,000	0	7,480	683.00		
2013	2013-660093136	VANG, NOU V	4	68,000	0	7,480	708.00		



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.7074		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	117,934.00 x .51 = 59,976		
Factor Value			
Adjustments	1.0000		
Lot Value	59,976		



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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	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,325 / 2,780
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,325
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	661 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	409,592	147.34	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	97.84	Total Misc Impr	+ 21,022
Roofing Adj	+ 4.91	Garage Cost	+ 30,399
Subfloor Adj	+ -3.86	Total RCN	= 403,786
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 24,227
Plumbing Adj	+ 11.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 379,559
Adj Base Cost	= 126.75	Lot Value	+ 59,976
Total Area	x 2,780	Indicated Value	= 439,535
Adjusted Cost	= 352,365	Value Per SqFt	158.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	379,559		
Lot Value	59,976		
Indicated Value	439,535	158.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	439,535	158.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	139398	18x16		288	31.98		9,210
PRCH	SLAB PORCH - COVERED	139399	140		140	32.63		4,568
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



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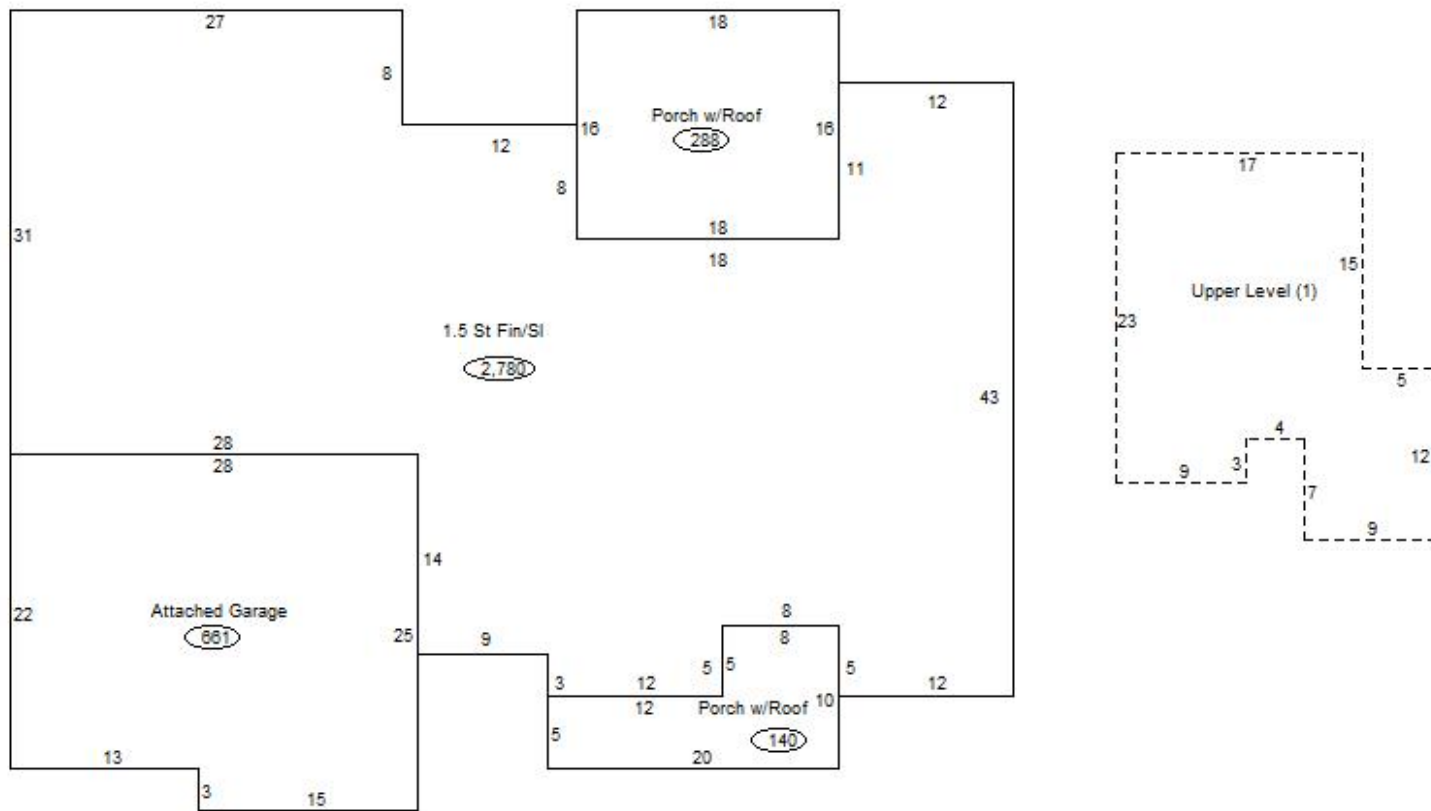
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,325	1.196	2,780
2	U	^UL		13	Upper Level (1)	455	1.000	455
3	G	1		13	Attached Garage	661	1.000	661
4	M	PRCH		13	SLBC	288	1.000	288
5	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						2,325		2,780