



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 660095546 Parcel ID 21N15E-34-3-00000-000-0002 Cadastral ID 34-21-15-00720 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 297493 CAUGHRON, JUSTIN M & CRYSTAL 24890 S 4106 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24890 S 4106 RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 34 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS									
Legal Description Lat/Long: 36.25160683 -95.69612776 S 208' E 262' NE SE SW.									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R2013 09 1	R15-NEW 2566 SQ FT SFR	11/2013	03/2014	180,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2311/11	ROHR, CURTIS L &	02/25/2013	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value 39,225	37,015	11%	4,072	Assessed	36,782	3,830.18	
Year Frozen	0	Improvements 361,347	297,367		32,710	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value 400,572	334,382		36,782	Total Taxable	35,782	3,743.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	366,912	1000	34,711	3,631.00		
2024	2024-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	383,913	1000	33,671	3,238.00		
2023	2023-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	329,495	1000	32,661	3,094.00		
2022	2022-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	332,771	1000	31,681	3,056.00		
2021	2021-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	298,027	1000	30,729	2,886.00		
2020	2020-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	293,013	1000	29,805	2,805.00		
2019	2019-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	271,886	1000	28,908	2,764.00		
2018	2018-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	297,107	1000	30,696	2,936.00		
2017	2017-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	294,570	1000	29,772	2,855.00		
2016	2016-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	286,606	1000	28,876	2,778.00		
2015	2015-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	290,198	1000	28,006	2,715.00		
2014	2014-660095546	CAUGHRON, JUSTIN M & CRYSTAL	4	29,250	0	26	2.00		
2013	2013-660095546	CAUGHRON, JUSTIN M &	4	228	0	25	2.00		



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.2512		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,502.00 x .72 = 39,225		
Factor Value			
Adjustments	1.0000		
Lot Value	39,225		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,562 / 2,562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,562
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	754 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	358,784	140.04	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.36	Total Misc Impr	+ 27,708
Roofing Adj	+ 5.14	Garage Cost	+ 28,056
Subfloor Adj	+ -3.36	Total RCN	= 392,769
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 31,422
Plumbing Adj	+ 6.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 361,347
Adj Base Cost	= 131.54	Lot Value	+ 39,225
Total Area	x 2,562	Indicated Value	= 400,572
Adjusted Cost	= 337,005	Value Per SqFt	156.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	361,347		
Lot Value	39,225		
Indicated Value	400,572	156.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	400,572	156.35	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
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	120583	32x14		448	28.00		12,544
PRCH	SLAB PORCH - COVERED	120584	307		307	28.45		8,734



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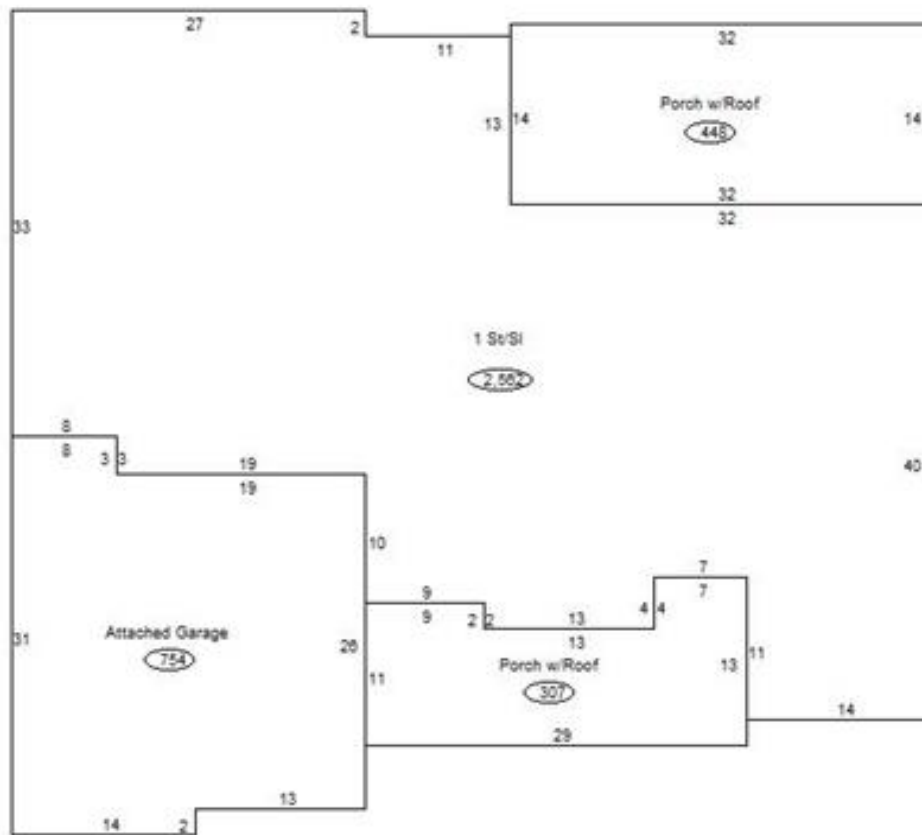
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Sketch Image

660095546



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,562	1.000	2,562
2	G	1		13	Attached Garage	754	1.000	754
3	M	PRCH		13	SLBC	448	1.000	448
4	M	PRCH		13	SLBC	307	1.000	307
Total Building Area						2,562		2,562