




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	660095647				 <p>660095647_002.JPG 10/16/2025</p>				
Parcel ID	20N15E-11-4-00000-000-0001								
Cadastral ID	11-20-15-00550								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	277878								
MCQUEEN, CLINT & CHRISTINE TRUST									
26600 S 4120 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	26600 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	10.03 - Acres						
Sec/Twn/Rng	11 / 20 / 15 / 4								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.22559858 -95.67471254									
TR IN NE SE DESC AS: BEG PT ON E/L, SD PT BEING 1692' N SE/C; N89-55-30W 1150'; N 380'; S89-55-30E 1150' M/L TO E/L; S 380' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2013 06 3	R15-NEW 3800 SQ FT SFR	01/2014	03/2014	375,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2722/818	MCQUEEN, CLINT & CHRISTINE D	06/27/2018	0	4					
2324/318	MCQUEEN, GENE & DEALEANE D	05/03/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	2,807	2,807	11%	309	Assessed	61,614 6,415.98	
Year Frozen	0	Improvements	625,886	557,317		61,305	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	628,693	560,124		61,614	Total Taxable	60,614 6,329.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095647	MCQUEEN, CLINT & CHRISTINE	4	559,415	1000	58,819	6,141.00		
2024	2024-660095647	MCQUEEN, CLINT & CHRISTINE D	4	527,971	1000	57,077	5,481.00		
2023	2023-660095647	MCQUEEN, CLINT & CHRISTINE D	4	558,143	1000	56,347	5,330.00		
2022	2022-660095647	MCQUEEN, CLINT & CHRISTINE D	4	563,925	1000	54,677	5,266.00		
2021	2021-660095647	MCQUEEN, CLINT & CHRISTINE D	4	495,761	1000	53,055	4,976.00		
2020	2020-660095647	MCQUEEN, CLINT & CHRISTINE D	4	491,432	1000	51,481	4,839.00		
2019	2019-660095647	MCQUEEN, CLINT & CHRISTINE D	4	463,202	1000	49,952	4,768.00		
2018	2018-660095647	MCQUEEN, CLINT & CHRISTINE D	4	472,459	1000	50,971	4,868.00		
2017	2017-660095647	MCQUEEN, CLINT & CHRISTINE D	4	467,970	1000	50,090	4,796.00		
2016	2016-660095647	MCQUEEN, CLINT & CHRISTINE D	4	453,766	1000	48,602	4,668.00		
2015	2015-660095647	MCQUEEN, CLINT & CHRISTINE D	4	437,793	1000	47,157	4,564.00		
2014	2014-660095647	MCQUEEN, CLINT & CHRISTINE D	4	2,807	0	220	20.00		
2013	2013-660095647	MCQUEEN, CLINT & CHRISTINE D	4	1,938	0	213	20.00		




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		 <p>660095647 10/02/25</p> <p>660095647_002.JPG 10/16/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,275 / 3,814
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,275
Fixture/RghIn	24 /
Bed/F/H Bath	5 / 5.0 / 1.0
Basement Area	
Garage Type	964 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adjusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	110.50	Total Misc Impr	+	53,773			
Roofing Adj	+ 5.43	Garage Cost	+	62,101			
Subfloor Adj	+ -3.69	Total RCN	=	662,382			
Heat/Cool Adj	+ 18.45	Depreciation (9%)	-	59,614			
Plumbing Adj	+ 12.60	Lump Sums	+	23,118			
Basement Adj	+ 0.00	RCNLD	=	625,886			
Adj Base Cost	= 143.29	Lot Value	+				
Total Area	x 3,814	Indicated Value	=	625,886			
Adjusted Cost	= 546,508	Value Per SqFt		164.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	625,886		
Lot Value			
Indicated Value	625,886	164.10	Per SqFt
Agland Value	2,807		
Site Improvements			
Total Value	628,693	164.84	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	121443	239		239	36.15		8,640
GRDT	Garage - Detached	121444	504		504	45.87		23,118
PRCH	SLAB PORCH - COVERED	121445	894		894	33.84		30,253
PRCH	SLAB PORCH - COVERED	121446	9x6		54	37.15		2,006
GENR	Generator - Residential Standby			1	1	4,676.00		4,676



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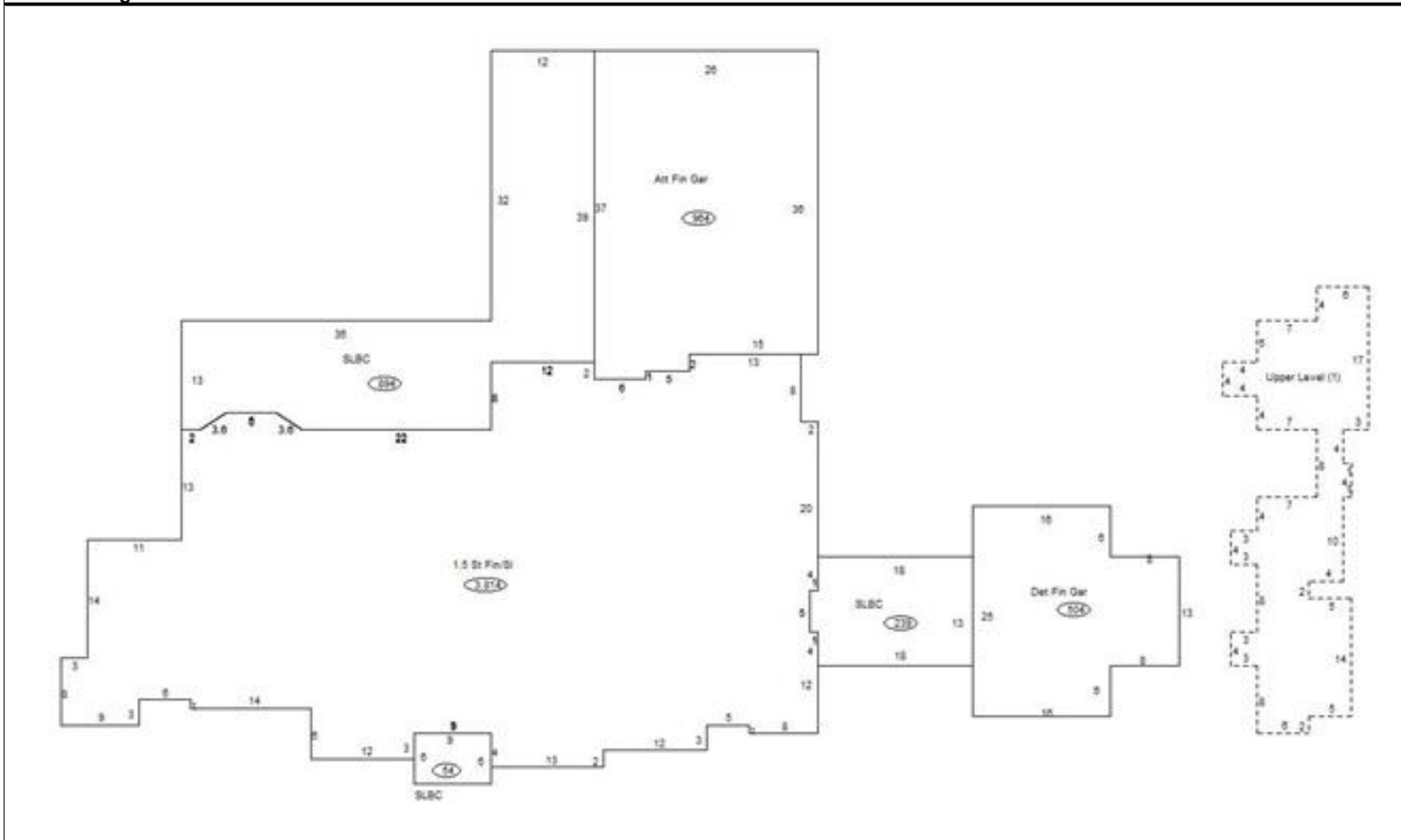
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Sketch Image

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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	3,275	1.165	3,814
2	U	^UL		13	Upper Level (1)	539	1.000	539
3	G	5		13	Att Fin Gar	964	1.000	964
4	M	PRCH		13	SLBC	239	1.000	239
5	G	6		13	Det Fin Gar	504	1.000	504
6	M	PRCH		13	SLBC	894	1.000	894
7	M	PRCH		13	SLBC	54	1.000	54
Total Building Area						3,275		3,814



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			2.400	235	235	564	564
IMP PST Totals						2.400			564	564
TAA	TALOKA SILT LOAM 0-1% SLO	CLT LND	84			7.630	294	294	2,243	2,243
CLT LND Totals						7.630			2,243	2,243
Total Agland						10.030			2,807	2,807