



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:47:57  
Page 1

Assessment Data					Primary Image																																							
<b>Account</b> 660096619 <b>Parcel ID</b> 21N15E-14-4-00000-000-0003 <b>Cadastral ID</b> 14-21-15-01720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 320404 MCATEER, DAVID J & HAZEL  21726 S 4120 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21726 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 4 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																												
<b>Legal Description</b> Lat/Long: 36.29506301 -95.66925691																																												
<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>R2017 08 3</td> <td>R18-NEW POLE BARN 40X40</td> <td>08/2017</td> <td>10/2017</td> <td>23,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 08 3	R18-NEW POLE BARN 40X40	08/2017	10/2017	23,000																									
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<b>Parcel Valuation</b>																																												
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																																			
<b>Remove Cap</b>	2017	<b>Land Value</b>	76,463	46,359	11%	5,099	<b>Assessed</b>	38,595	3,567.34																																			
<b>Year Frozen</b>	0	<b>Improvements</b>	370,683	304,506		33,496	<b>Penalty</b>	0																																				
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00																																			
<b>TIF Project ID</b>	0	<b>Total Value</b>	447,146	350,865		38,595	<b>Total Taxable</b>	37,595	3,475.00																																			
<b>Assessment History</b>																																												
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																			
2025	2025-660096619	MCATEER, DAVID J &			18	419,492	1000	36,471	3,371.00																																			
2024	2024-660096619	MCATEER, DAVID J &			18	436,293	1000	35,380	3,270.00																																			
2023	2023-660096619	MCATEER, DAVID J &			18	348,747	1000	34,320	3,144.00																																			
2022	2022-660096619	MCATEER, DAVID J &			18	349,676	1000	33,291	3,082.00																																			
2021	2021-660096619	MCATEER, DAVID J &			18	313,960	1000	32,293	2,851.00																																			
2020	2020-660096619	MCATEER, DAVID J &			18	306,274	1000	31,323	2,868.00																																			
2019	2019-660096619	MCATEER, DAVID J &			18	285,289	1000	30,382	2,814.00																																			
2018	2018-660096619	MCATEER, DAVID J &			18	291,432	1000	31,058	2,870.00																																			
2017	2017-660096619	MCATEER, DAVID J &			18	262,274	0	28,850	2,646.00																																			
2016	2016-660096619	FARNSWORTH, AARON D & TRACI D			18	263,554	1000	27,948	2,620.00																																			
2015	2015-660096619	FARNSWORTH, AARON D & TRACI D			18	255,498	1000	27,105	2,440.00																																			
2014	2014-660096619	DAKE PROPERTIES INC			18	21,000	0	2,310	214.00																																			



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Date 04/18/2026  
 Time 08:47:57  
 Page 2

Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.0179		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	87,898.00 x .87 = 76,463		
Factor Value			
Adjustments	1.0000		
Lot Value	76,463		



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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	2,179 / 2,179
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,179
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,031 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	401,120	184.08	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	110.65	Total Misc Impr	+ 16,956
Roofing Adj	+ 5.27	Garage Cost	+ 38,364
Subfloor Adj	+ -3.40	Total RCN	= 349,790
Heat/Cool Adj	+ 14.47	Depreciation ( 9%)	- 31,481
Plumbing Adj	+ 8.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 318,309
Adj Base Cost	= 135.14	Lot Value	+ 76,463
Total Area	x 2,179	Indicated Value	= 394,772
Adjusted Cost	= 294,470	Value Per SqFt	181.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	318,309		
Lot Value	76,463		
Indicated Value	394,772	181.17	Per SqFt
Agland Value			
Site Improvements	52,374		
Total Value	447,146	205.21	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
PRCH	SLAB PORCH - COVERED	121035	17x6		102	29.20		2,978
PRCH	SLAB PORCH - COVERED	121036	24x11		264	28.59		7,548



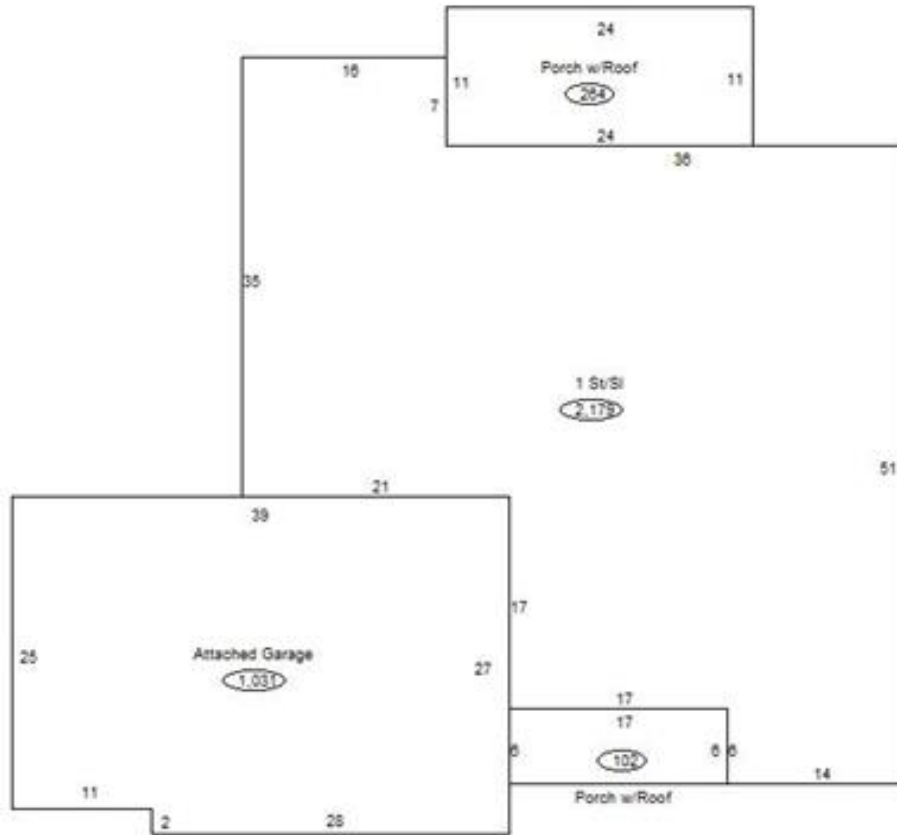
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Date 04/18/2026  
 Time 08:47:58  
 Page 3

Sketch Image

660096619



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,179	1.000	2,179
2	G	1		13	Attached Garage	1,031	1.000	1,031
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PRCH		13	SLBC	264	1.000	264
<b>Total Building Area</b>						<b>2,179</b>		<b>2,179</b>



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Time 08:47:58  
Page 4

660096619

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual	Cond	Year	2017	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.07 x 1,600)		49,712		49,712	49,712
	PRCH	SLAB PORCH - COVERED	10x10x0			100
	Qual	Cond	Year	2017	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.62 x 100)		2,662		2,662	2,662