




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 660097087 Parcel ID 21N15E-02-2-00000-000-0001 Cadastral ID 02-21-15-00320 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 313414 KERSEY, JOHN H & COURTNEY E 8400 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 08400 E 470 RD Subdivision Lot/Block / Parcel Size 5.52 - Acres Sec/Twn/Rng 2 / 21 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0324\IMG_0022. 3/25/2022</p>																				
Legal Description Lat/Long: 36.33532530 -95.68172886 TR IN GOV'T LOTS 3 & 4 DESC AS: COMM NW/C SEC 2; N88-49-21E ALG N/L 1255.50' TO POB; N88-49-21E ALG N/L 341.60'; S01-41-13E 703.40' S88-49-21W 342.60'; N01-36-19W 703.39' TO POB.	Building Permits <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>R2014 09 21</td> <td>R16-NEW 2353 SQ FT SFR</td> <td>12/2014</td> <td>07/2015</td> <td>200,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R2014 09 21	R16-NEW 2353 SQ FT SFR	12/2014	07/2015	200,000										
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2425/692	KERSEY, GLENN D &	09/15/2014		4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap		Land Value 505	505	11%	56	Assessed	40,084	4,266.60	
Year Frozen	0	Improvements 432,252	363,890		40,028	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	
TIF Project ID	0	Total Value 432,757	364,395		40,084	Total Taxable	39,084	4,174.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660097087	KERSEY, JOHN H &	8	393,554	1000	37,917	4,050.00	
2024	2024-660097087	KERSEY, JOHN H &	8	371,657	1000	36,783	3,928.00	
2023	2023-660097087	KERSEY, JOHN H &	8	351,174	1000	35,683	3,783.00	
2022	2022-660097087	KERSEY, JOHN H &	8	297,506	1000	28,422	3,034.00	
2021	2021-660097087	KERSEY, JOHN H &	8	264,723	1000	27,565	2,823.00	
2020	2020-660097087	KERSEY, JOHN H &	8	259,700	1000	26,733	2,838.00	
2019	2019-660097087	KERSEY, JOHN H &	8	244,771	1000	25,925	2,781.00	
2018	2018-660097087	KERSEY, JOHN H &	8	251,824	1000	26,701	2,859.00	
2017	2017-660097087	KERSEY, JOHN H &	8	249,432	1000	26,417	2,782.00	
2016	2016-660097087	KERSEY, JOHN H &	8	241,984	0	26,619	2,870.00	
2015	2015-660097087	KERSEY, JOHN H &	8	505	0	56	6.00	
2014	2014-660097087	KERSEY, JOHN H &	8	836	0	92	10.00	




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		 <p>03/24/2022 12:18</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0324\IMG_0022. 3/25/2022</p>
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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	2,373 / 2,373
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,373
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	668 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

Cost Approach		Manual : 01/2025	
Base Cost	109.43	Total Misc Impr	+ 24,871
Roofing Adj	+ 5.20	Garage Cost	+ 25,130
Subfloor Adj	+ -3.40	Total RCN	= 370,641
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 29,651
Plumbing Adj	+ 9.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 340,990
Adj Base Cost	= 135.12	Lot Value	+ 340,990
Total Area	x 2,373	Indicated Value	= 340,990
Adjusted Cost	= 320,640	Value Per SqFt	143.70

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	340,990		
Lot Value			
Indicated Value	340,990	143.70	Per SqFt
Agland Value	505		
Site Improvements	91,262		
Total Value	432,757	182.37	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	124103	498		498	27.84		13,864
PRCH	SLAB PORCH - COVERED	124105	158		158	28.97		4,577



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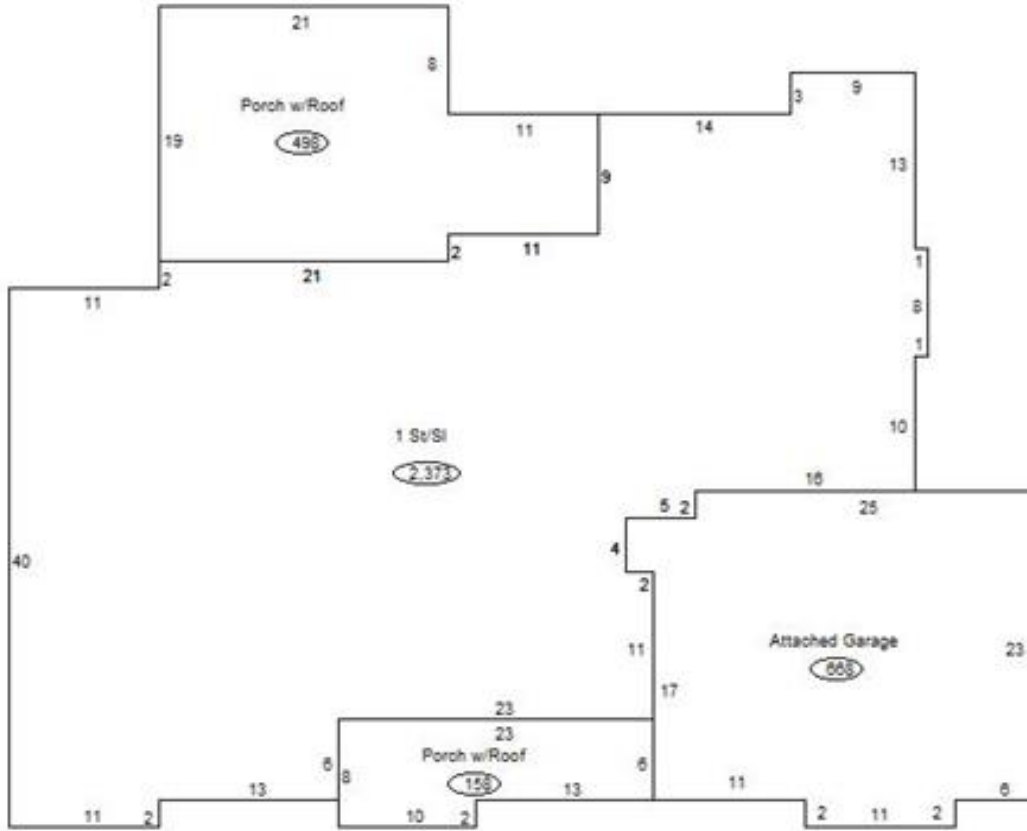
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,373	1.000	2,373
2	M	PRCH		13	SLBC	498	1.000	498
3	G	1		13	Attached Garage	668	1.000	668
4	M	PRCH		13	SLBC	158	1.000	158
Total Building Area						2,373		2,373



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x80x0			3,200
	Qual	4	Cond 4	Year	2018	Eff Age 5
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (31.34 x 3,200)	100,288	100,288	9,026	91,262



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			4.000	108	108	432	432
RS	ROUGH STONY LAND	NTV PST	20			1.520	48	48	73	73
NTV PST Totals						5.520			505	505
Total Agland						5.520			505	505