



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 09:18:54

Page 1

Assessment Data					Primary Image				
Account	660099412								
Parcel ID	21N15E-33-4-00000-000-0099								
Cadastral ID	33-21-15-01136								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	332529								
RING, CLINT & JESSICA TRUST									
24530 S 4098 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24530 S 4098 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.02 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 4								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25225564 -95.70945834									
N 636.01 E 205.46' SW SE AND TR IN NE SW SE DESC AS COMM NE/C NE SW SE; S 636.01' TO POB; S 30' TO SE/C NE SW SE; W 30'; N 30'; E 30' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25	NEW POOL	03/2025	06/2025						
R21 000122	R22- NEW 50X80 DTCH ACC BLDG	04/2021	10/2021	22,000					
R2016 12 3	R18-NEW 2610 SQ FT SFR	12/2016	10/2017	275,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BRUNER, CHARLES & AMANDA	10/15/2020	450,000	YES					
2541/578	JOHNSON, MARK E & ONITA F	04/12/2016	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2021	Land Value	62,888	62,888	11%	6,918	Assessed	66,648 6,940.18	
Year Frozen	0	Improvements	543,002	543,002		59,730	Penalty	0	
Uncapped Value	39,883	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	605,890	605,890		66,648	Total Taxable	65,648 6,853.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099412	RING, CLINT & JESSICA	4	606,138	1000	62,542	6,530.00		
2024	2024-660099412	RING, CLINT & JESSICA	4	633,772	1000	60,690	5,828.00		
2023	2023-660099412	RING, CLINT & JESSICA	4	564,830	1000	58,894	5,570.00		
2022	2022-660099412	RING, CLINT & JESSICA	4	569,661	1000	57,150	5,503.00		
2021	2021-660099412	RING, CLINT & JESSICA	4	456,127	1000	49,174	4,613.00		
2020	2020-660099412	BRUNER, CHARLES & AMANDA	4	400,626	1000	41,083	3,864.00		
2019	2019-660099412	BRUNER, CHARLES & AMANDA	4	376,504	1000	39,857	3,807.00		
2018	2018-660099412	BRUNER, CHARLES & AMANDA	4	365,967	0	37,930	3,615.00		
2017	2017-660099412	BRUNER, CHARLES & AMANDA	4	48,100	0	2,823	270.00		
2016	2016-660099412	BRUNER, CHARLES & AMANDA	4	48,000	0	2,689	258.00		



Rogers

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Date 04/18/2026
 Time 09:18:54
 Page 2

Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.9748		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	129,584.00 x .49 = 62,888		
Factor Value			
Adjustments	1.0000		
Lot Value	62,888		



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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	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	2,570 / 2,570
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,570
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	970 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	538,106 209.38 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	387,749
Lot Value	62,888
Indicated Value	450,637 175.35 Per SqFt
Agland Value	
Site Improvements	155,253
Total Value	605,890 235.75 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.90	Total Misc Impr	+ 29,799
Roofing Adj	+ 5.14	Garage Cost	+ 36,094
Subfloor Adj	+ -3.36	Total RCN	= 402,178
Heat/Cool Adj	+ 14.47	Depreciation (7%)	- 28,152
Plumbing Adj	+ 8.70	Lump Sums	+ 13,723
Basement Adj	+ 0.00	RCNLD	= 387,749
Adj Base Cost	= 130.85	Lot Value	+ 62,888
Total Area	x 2,570	Indicated Value	= 450,637
Adjusted Cost	= 336,285	Value Per SqFt	175.35

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	136703		233	233	28.69		6,685
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	136704	34x16		544	30.67		16,684
WODO	WOOD DECK - OPEN	140238		720	720	19.06		13,723



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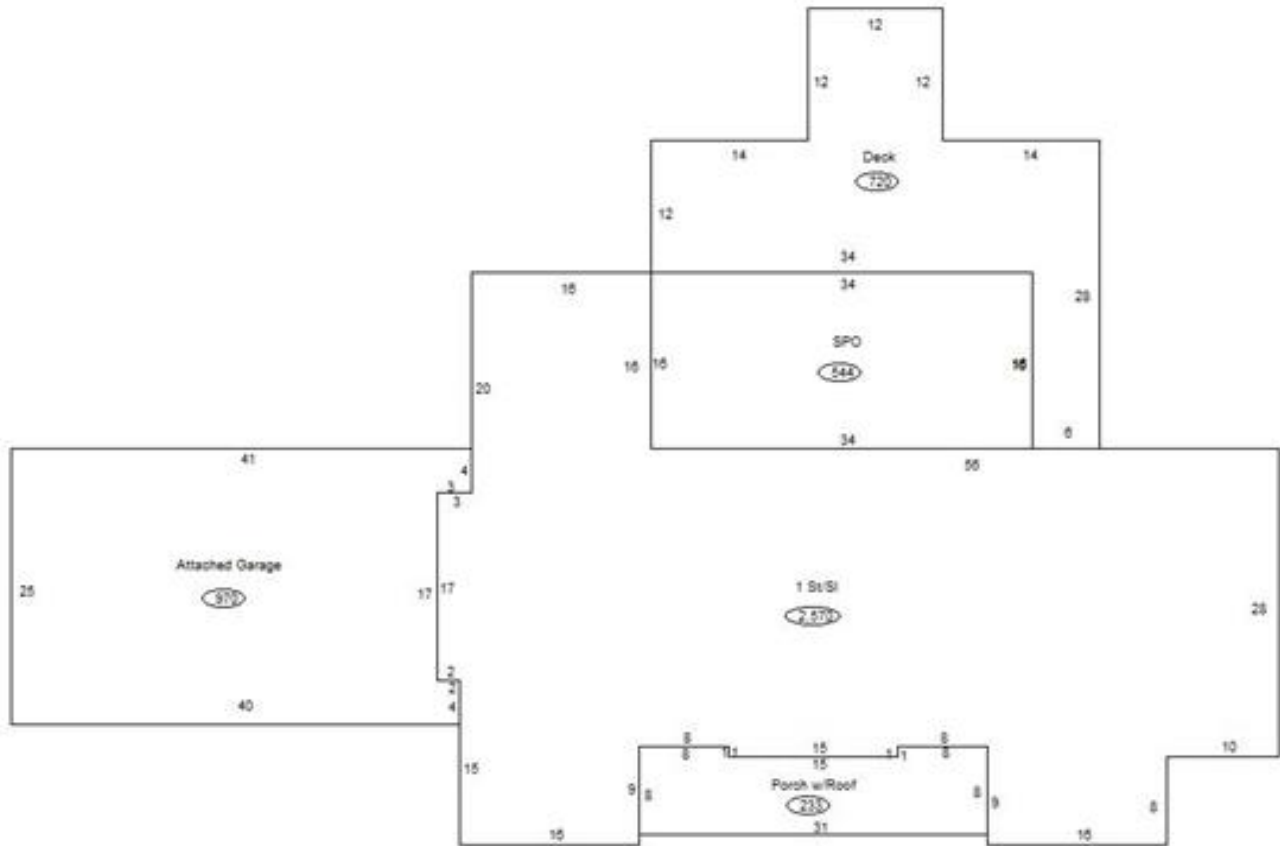
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Date 04/18/2026
 Time 09:18:54
 Page 3

Sketch Image

660099412



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,570	1.000	2,570
2	G	1		13	Attached Garage	970	1.000	970
3	M	PRCH		13	SLBC	233	1.000	233
4	M	EPKS		13	Screen Porch	544	1.000	544
5	M	WODO		13	WODO	720	1.000	720
Total Building Area						2,570		2,570



Rogers



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Date 04/18/2026
 Time 09:18:54
 Page 4

660099412

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	25x40x6	Concrete		785
	Qual	4	Cond 3	Year 2025	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (53.48 x 785)	41,982	41,982	2,099	39,883
	UTIL	Shop Building	81x51x0			4,131
	Qual	4	Cond 3	Year 2021	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (30.03 x 4,131)	124,054	124,054	8,684	115,370