



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:19:12
 Page 1

Assessment Data					Primary Image																																																																																												
Account 660099449 Parcel ID 21N15E-35-1-00000-000-0098 Cadastral ID 35-21-15-00611 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 340010 STUCKY, RODNEY D & DIANA L 24424 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24424 S 4120 RD Subdivision Lot/Block / Parcel Size 1.85 - Acres Sec/Twn/Rng 35 / 21 / 15 / 1 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.25785459 -95.66949156																																																																																																	
Legal Description Lat/Long: 36.25785459 -95.66949156 TR IN N2 SE SE NE DESC AS COMM SE/C NE; N01.2021W 330.24' TO POB; S88.3820W 421.23'; N01.1839W 230'; N88.3820E 200'; S55.5006E 197.91'; N88.3820E 60'; S01.2021E 115' 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																			
Number	Description	Opened	Closed	Amount																																																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BASLER, KATHY A TRUSTEE</td> <td>10/17/2022</td> <td>349,000</td> <td>YES</td> </tr> <tr> <td>2547/925</td> <td>BASLER, KATHY A TRUSTEE</td> <td>05/09/2016</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BASLER, KATHY A TRUSTEE	10/17/2022	349,000	YES	2547/925	BASLER, KATHY A TRUSTEE	05/09/2016	0	4																																																										
Code	Type	Active	Maximum	Exemption																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																													
H	Homestead	No	1,000																																																																																														
Bk/Pg	Grantor	Date	Price	Code																																																																																													
/	BASLER, KATHY A TRUSTEE	10/17/2022	349,000	YES																																																																																													
2547/925	BASLER, KATHY A TRUSTEE	05/09/2016	0	4																																																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>49,419</td> <td>45,805</td> <td>11%</td> <td>5,039</td> <td>Assessed</td> <td>26,205 2,728.77</td> </tr> <tr> <td>Year Frozen</td> <td>2024</td> <td>Improvements</td> <td>207,600</td> <td>192,418</td> <td></td> <td>21,166</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>257,019</td> <td>238,223</td> <td></td> <td>26,205</td> <td>Total Taxable</td> <td>25,205 2,642.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2023	Land Value	49,419	45,805	11%	5,039	Assessed	26,205 2,728.77	Year Frozen	2024	Improvements	207,600	192,418		21,166	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	TIF Project ID	0	Total Value	257,019	238,223		26,205	Total Taxable	25,205 2,642.00																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																									
Remove Cap	2023	Land Value	49,419	45,805	11%	5,039	Assessed	26,205 2,728.77																																																																																									
Year Frozen	2024	Improvements	207,600	192,418		21,166	Penalty	0																																																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00																																																																																									
TIF Project ID	0	Total Value	257,019	238,223		26,205	Total Taxable	25,205 2,642.00																																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660099449</td> <td>STUCKY, RODNEY D &</td> <td>4</td> <td>251,914</td> <td>1000</td> <td>25,205</td> <td>2,642.00</td> </tr> <tr> <td>2024</td> <td>2024-660099449</td> <td>STUCKY, RODNEY D &</td> <td>4</td> <td>265,790</td> <td>1000</td> <td>25,204</td> <td>2,426.00</td> </tr> <tr> <td>2023</td> <td>2023-660099449</td> <td>STUCKY, RODNEY D &</td> <td>4</td> <td>349,000</td> <td>1000</td> <td>37,391</td> <td>3,540.00</td> </tr> <tr> <td>2022</td> <td>2022-660099449</td> <td>BASLER, KATHY A TRUSTEE</td> <td>4</td> <td>207,970</td> <td>1000</td> <td>19,753</td> <td>1,909.00</td> </tr> <tr> <td>2021</td> <td>2021-660099449</td> <td>BASLER, KATHY A TRUSTEE</td> <td>4</td> <td>186,643</td> <td>1000</td> <td>19,149</td> <td>1,803.00</td> </tr> <tr> <td>2020</td> <td>2020-660099449</td> <td>BASLER, KATHY A TRUSTEE</td> <td>4</td> <td>185,328</td> <td>1000</td> <td>18,562</td> <td>1,752.00</td> </tr> <tr> <td>2019</td> <td>2019-660099449</td> <td>BASLER, KATHY A TRUSTEE</td> <td>4</td> <td>172,658</td> <td>1000</td> <td>17,993</td> <td>1,725.00</td> </tr> <tr> <td>2018</td> <td>2018-660099449</td> <td>BASLER, KATHY A TRUSTEE</td> <td>4</td> <td>177,398</td> <td>0</td> <td>19,514</td> <td>1,860.00</td> </tr> <tr> <td>2017</td> <td>2017-660099449</td> <td>BASLER, KATHY A TRUSTEE</td> <td>4</td> <td>175,894</td> <td>0</td> <td>19,349</td> <td>1,848.00</td> </tr> <tr> <td>2016</td> <td>2016-660099449</td> <td>BASLER, KATHY A TRUSTEE</td> <td>4</td> <td>171,073</td> <td>0</td> <td>18,797</td> <td>1,802.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660099449	STUCKY, RODNEY D &	4	251,914	1000	25,205	2,642.00	2024	2024-660099449	STUCKY, RODNEY D &	4	265,790	1000	25,204	2,426.00	2023	2023-660099449	STUCKY, RODNEY D &	4	349,000	1000	37,391	3,540.00	2022	2022-660099449	BASLER, KATHY A TRUSTEE	4	207,970	1000	19,753	1,909.00	2021	2021-660099449	BASLER, KATHY A TRUSTEE	4	186,643	1000	19,149	1,803.00	2020	2020-660099449	BASLER, KATHY A TRUSTEE	4	185,328	1000	18,562	1,752.00	2019	2019-660099449	BASLER, KATHY A TRUSTEE	4	172,658	1000	17,993	1,725.00	2018	2018-660099449	BASLER, KATHY A TRUSTEE	4	177,398	0	19,514	1,860.00	2017	2017-660099449	BASLER, KATHY A TRUSTEE	4	175,894	0	19,349	1,848.00	2016	2016-660099449	BASLER, KATHY A TRUSTEE	4	171,073	0	18,797	1,802.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660099449	STUCKY, RODNEY D &	4	251,914	1000	25,205	2,642.00																																																																																										
2024	2024-660099449	STUCKY, RODNEY D &	4	265,790	1000	25,204	2,426.00																																																																																										
2023	2023-660099449	STUCKY, RODNEY D &	4	349,000	1000	37,391	3,540.00																																																																																										
2022	2022-660099449	BASLER, KATHY A TRUSTEE	4	207,970	1000	19,753	1,909.00																																																																																										
2021	2021-660099449	BASLER, KATHY A TRUSTEE	4	186,643	1000	19,149	1,803.00																																																																																										
2020	2020-660099449	BASLER, KATHY A TRUSTEE	4	185,328	1000	18,562	1,752.00																																																																																										
2019	2019-660099449	BASLER, KATHY A TRUSTEE	4	172,658	1000	17,993	1,725.00																																																																																										
2018	2018-660099449	BASLER, KATHY A TRUSTEE	4	177,398	0	19,514	1,860.00																																																																																										
2017	2017-660099449	BASLER, KATHY A TRUSTEE	4	175,894	0	19,349	1,848.00																																																																																										
2016	2016-660099449	BASLER, KATHY A TRUSTEE	4	171,073	0	18,797	1,802.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:19:12
 Page 2

Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.8363		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	79,988.00 x .62 = 49,419		
Factor Value			
Adjustments	1.0000		
Lot Value	49,419		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0016. 7/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,947 / 1,947
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,947
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	225,007	115.57	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.03	Total Misc Impr	+ 16,474				
Roofing Adj	+ 4.73	Garage Cost	+ 13,584				
Subfloor Adj	+ -2.22	Total RCN	= 269,831				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 67,458				
Plumbing Adj	+ 7.97	Lump Sums	+ 5,227				
Basement Adj	+ 0.00	RCNLD	= 207,600				
Adj Base Cost	= 123.15	Lot Value	+ 49,419				
Total Area	x 1,947	Indicated Value	= 257,019				
Adjusted Cost	= 239,773	Value Per SqFt	132.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,600		
Lot Value	49,419		
Indicated Value	257,019	132.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	257,019	132.01	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	82438		118	118	26.56		3,134
PATO	SLAB PORCH - OPEN	82439		313	313	8.83		2,764
WODO	WOOD DECK - OPEN	82441	20x10		200	22.05	60%	1,764
WODO	WOOD DECK - OPEN	82442	28x14		392	16.98	60%	2,662
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	82443	17x10		170	29.18		4,961
WODO	WOOD DECK - OPEN	82444	10x7		70	28.61	60%	801



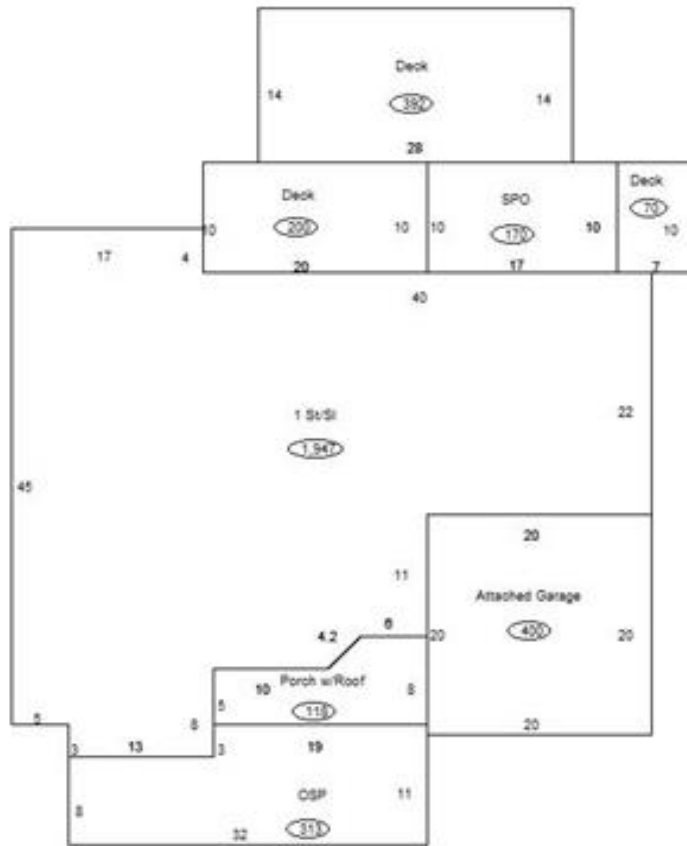
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:19:12
 Page 3

Sketch Image

660099449



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,947	1.000	1,947
2	M	PRCH		13	SLBC	118	1.000	118
3	M	PATO		13	Open Slab	313	1.000	313
4	G	1		13	Attached Garage	400	1.000	400
5	M	WODO		13	WODO	200	1.000	200
6	M	WODO		13	WODO	392	1.000	392
7	M	EPKS		13	Screen Porch	170	1.000	170
8	M	WODO		13	WODO	70	1.000	70
Total Building Area						1,947		1,947