



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	660100143								
Parcel ID	21N17E-07-2-00000-000-0099								
Cadastral ID	07-21-17-00410								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	320995								
EATON, DAKOTAH R & BAILEY J									
20227 S 4190 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20227 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.47 - Acres						
Sec/Twn/Rng	7 / 21 / 17 / 2								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.31506431 -95.54136355									
E2 OF THE S 4.94 AC OF SW 9.94 AC LOT 2 OF S2 SW SW NW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18	R18-SPLIT	06/2017	11/2017						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2614/558	GARRETT, LARRY J & V RUTH	02/14/2017		0 4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	
Remove Cap	0	Land Value	79,999	34,475	11%	3,792	Assessed	31,548 2,935.54	
Year Frozen		Improvements	257,180	252,324		27,756	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -84.00	
TIF Project ID	0	Total Value	337,179	286,799		31,548	Total Taxable	30,548 2,852.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100143	EATON, DAKOTAH R & BAILEY J	93	330,564	1000	29,629	2,767.00		
2024	2024-660100143	EATON, DAKOTAH R & BAILEY J	93	348,735	1000	28,738	2,874.00		
2023	2023-660100143	EATON, DAKOTAH R & BAILEY J	93	311,941	1000	27,871	2,783.00		
2022	2022-660100143	EATON, DAKOTAH R & BAILEY J	93	283,580	1000	27,030	2,696.00		
2021	2021-660100143	EATON, DAKOTAH R & BAILEY J	93	255,042	1000	26,214	2,659.00		
2020	2020-660100143	EATON, DAKOTAH R & BAILEY J	93	249,503	1000	25,421	2,495.00		
2019	2019-660100143	EATON, DAKOTAH R & BAILEY J	93	233,198	1000	24,652	2,468.00		
2018	2018-660100143	EATON, DAKOTAH R & BAILEY J	93	237,756	0	25,340	2,526.00		
2017	2017-660100143	EATON, DAKOTAH R & BAILEY J	93	27,974	0	2,129	202.00		



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Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.5036		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	109,058.00 x .42 = 45,782		
Factor Value			
Adjustments	1.7474		
Lot Value	79,999		



\\tsclient\TRANDY\RANDY VISUAL INSPECTION\2021-4-1\IMG_(4/12/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,870 / 1,870
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,870
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 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	267,264 142.92 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	248,060
Lot Value	79,999
Indicated Value	328,059 175.43 Per SqFt
Agland Value	
Site Improvements	9,120
Total Value	337,179 180.31 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.70	Total Misc Impr	+ 18,557
Roofing Adj	+ 4.77	Garage Cost	+ 16,032
Subfloor Adj	+ -2.27	Total RCN	= 266,731
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 18,671
Plumbing Adj	+ 8.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,060
Adj Base Cost	= 124.14	Lot Value	+ 79,999
Total Area	x 1,870	Indicated Value	= 328,059
Adjusted Cost	= 232,142	Value Per SqFt	175.43

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2017	1	0.00		
PRCH	SLAB PORCH - COVERED	135179	16x8		128	26.53		3,396
PRCH	SLAB PORCH - COVERED	135180	19x8		152	26.45		4,020
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	149471	365		365	28.51		10,406
PATO	SLAB PORCH - OPEN	149472	8x8		64	11.48		735



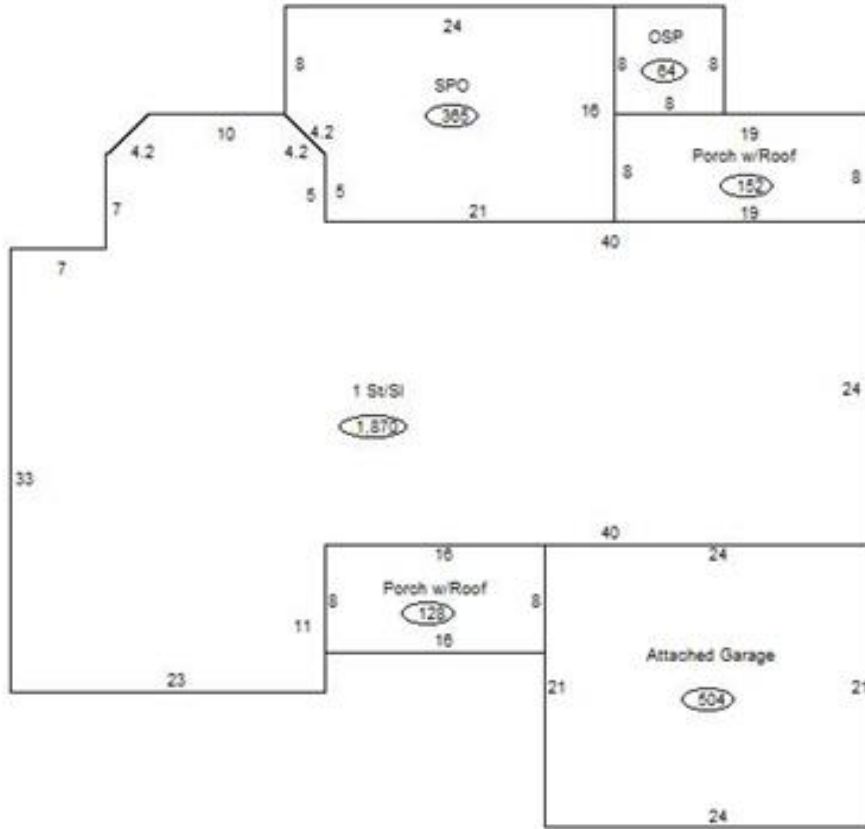
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Sketch Image

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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	1,870	1.000	1,870
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	128	1.000	128
4	M	PRCH		13	SLBC	152	1.000	152
5	M	EPKS		13	Screen Porch	365	1.000	365
6	M	PATO		13	Open Slab	64	1.000	64
Total Building Area						1,870		1,870



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,000
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (9.12 x 2,000)	18,240	18,240	9,120	9,120