



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	660100420								
Parcel ID	21N16E-01-1-00000-000-0001								
Cadastral ID	01-21-16-00834								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE								
Name ID	321990								
VAVRA, DAVID & DEBBIE									
19482 S 4190 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19482 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	1 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.33000584 -95.54421478									
SE SE NE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22	R23- NEW ADDRESS	01/2022	08/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2641/228	G3G LLC	06/16/2017	125,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	
Remove Cap	2018	Land Value	125,001	125,001	11%	13,750	Assessed	79,067 7,357.18	
Year Frozen		Improvements	658,070	593,795		65,317	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	783,071	718,796	79,067	Total Taxable	78,067	7,274.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100420	VAVRA, DAVID & DEBBIE	93	697,861	1000	75,765	7,060.00		
2024	2024-660100420	VAVRA, DAVID & DEBBIE	93	728,616	1000	79,148	7,887.00		
2023	2023-660100420	VAVRA, DAVID & DEBBIE	93	137,002	0	15,070	1,496.00		
2022	2022-660100420	VAVRA, DAVID & DEBBIE	93	137,002	0	15,070	1,495.00		
2021	2021-660100420	VAVRA, DAVID & DEBBIE	93	137,002	0	14,784	1,491.00		
2020	2020-660100420	VAVRA, DAVID & DEBBIE	93	128,002	0	14,080	1,375.00		
2019	2019-660100420	VAVRA, DAVID & DEBBIE	93	125,002	0	13,750	1,370.00		
2018	2018-660100420	VAVRA, DAVID & DEBBIE	93	125,532	0	13,809	1,377.00		
2017	2017-660100420	VAVRA, DAVID & DEBBIE	93	528	0	58	6.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	10.3693		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	451,689.00 x .29 = 130,413		
Factor Value			
Adjustments	0.9585		
Lot Value	125,001		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	3,370 / 3,890
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	3,370 Total
Garage Type	890 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	658,070		
Lot Value	125,001		
Indicated Value	783,071	201.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	783,071	201.30	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.55	Total Misc Impr	+ 35,755				
Roofing Adj	+ 4.82	Garage Cost	+ 50,650				
Subfloor Adj	+ 0.00	Total RCN	= 671,500				
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 13,430				
Plumbing Adj	+ 6.93	Lump Sums	+ 0				
Basement Adj	+ 23.80	RCNLD	= 658,070				
Adj Base Cost	= 150.41	Lot Value	+ 125,001				
Total Area	x 3,890	Indicated Value	= 783,071				
Adjusted Cost	= 585,095	Value Per SqFt	201.30				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157981	9x5		45	33.05		1,487
PRCH	Slab Porch - Covered	157983	918		918	30.03		27,568
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



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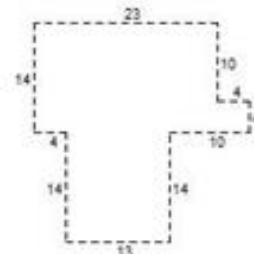
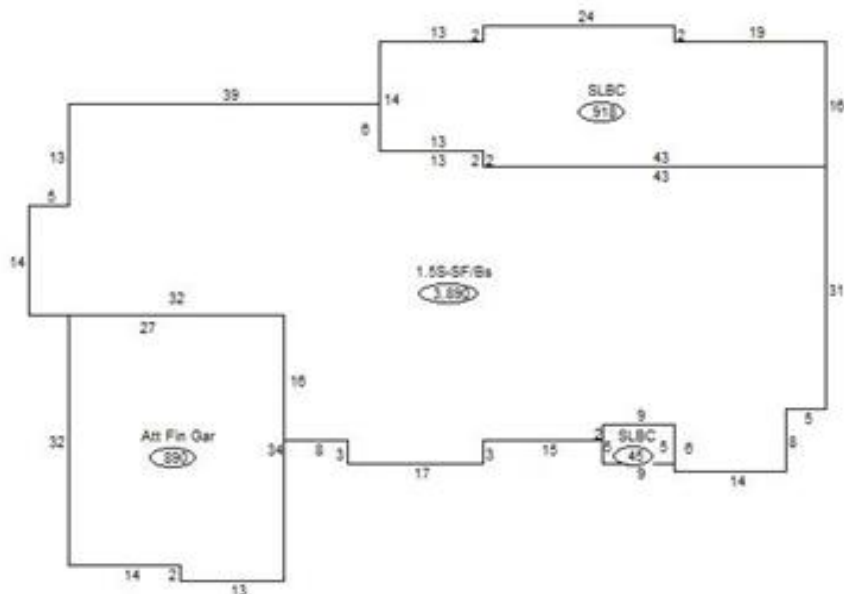
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Sketch Image

660100420



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5S-SF/Bs	3,370	1.154	3,890
2	U	^UL		20	Upper Level (1)	520	1.000	520
3	M	PRCH		20	SLBC	45	1.000	45
4	G	5		20	Att Fin Gar	890	1.000	890
5	M	PRCH		20	SLBC	918	1.000	918
Total Building Area						3,370		3,890