




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 660100686 Parcel ID 21N15E-35-4-00000-000-0001 Cadastral ID 35-21-15-00311 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 322592 SHEARER, JACK & AMBER 24606 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24606 S 4120 RD Subdivision Lot/Block / Parcel Size 21.15 - Acres Sec/Twn/Rng 35 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0014. 7/14/2022</p>																				
Legal Description Lat/Long: 36.25574455 -95.67301050 TR DESC ON 2661-699 AS NW NE SE & S2 NE SE & NE NW SE & E2 SE NW SE LESS TR DESC BEG SE/C NE SE; S88.3933W 1655.84'; N01 1433W 330.40'; N88.3923E 1655.16'; S00.1957E 330.48' TO POB AND LESS TR DESC AS COMM SE/C N2 SE; N01.1957W 330.48' TO POB; N01.1957W 270.44'; S88.3915W 811.71'; N53.1423W 97.29'; S88.3915W	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															
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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> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	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>2661/699</td> <td>MATHESON, ROBERT W & DEBORAH</td> <td>09/13/2017</td> <td>510,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2661/699	MATHESON, ROBERT W & DEBORAH	09/13/2017	510,000	YES
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2661/699	MATHESON, ROBERT W & DEBORAH	09/13/2017	510,000	YES																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2018	Land Value	2,669	2,669	11%	294	Assessed	40,715	4,239.73
Year Frozen		Improvements	381,474	367,468		40,421	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	384,143	370,137		40,715	Total Taxable	39,715	4,153.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100686	SHEARER, JACK & AMBER	4	365,152	1000	38,530	4,029.00	
2024	2024-660100686	SHEARER, JACK & AMBER	4	348,891	1000	37,379	3,593.00	
2023	2023-660100686	SHEARER, JACK & AMBER	4	355,445	1000	36,860	3,490.00	
2022	2022-660100686	SHEARER, JACK & AMBER	4	359,376	1000	35,758	3,447.00	
2021	2021-660100686	SHEARER, JACK & AMBER	4	325,968	1000	34,687	3,257.00	
2020	2020-660100686	SHEARER, JACK & AMBER	4	320,063	1000	33,648	3,166.00	
2019	2019-660100686	SHEARER, JACK & AMBER	4	305,803	1000	32,639	3,120.00	
2018	2018-660100686	SHEARER, JACK & AMBER	4	315,051	1000	33,655	3,218.00	
2017	2017-660100686	SHEARER, JACK & AMBER	4	312,127	1000	15,585	1,499.00	



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0014. 7/14/2022
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Veneer, Stone
Base/Total Area	1,692 / 2,659
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,692
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

Cost Approach		Manual : 01/2025	
Base Cost	110.79	Total Misc Impr	+ 7,256
Roofing Adj	+ 4.25	Garage Cost	+ 31,935
Subfloor Adj	+ -3.09	Total RCN	= 409,909
Heat/Cool Adj	+ 17.38	Depreciation (22%)	- 90,180
Plumbing Adj	+ 10.09	Lump Sums	+ 11,420
Basement Adj	+ 0.00	RCNLD	= 331,149
Adj Base Cost	= 139.42	Lot Value	+ 331,149
Total Area	x 2,659	Indicated Value	= 331,149
Adjusted Cost	= 370,718	Value Per SqFt	124.54

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	331,149
Lot Value	
Indicated Value	331,149
Agland Value	2,669
Site Improvements	50,325
Total Value	384,143

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	331,149		
Lot Value			
Indicated Value	331,149	124.54	Per SqFt
Agland Value	2,669		
Site Improvements	50,325		
Total Value	384,143	144.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	72732	25x14		350	11.59		4,057
PRCH	SLAB PORCH - COVERED	72734	11x8		88	36.35		3,199
WODO	WOOD DECK - OPEN	72735	508		508	22.48		11,420



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	9,075	27,225
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 960)		30,029	30,029	7,507	22,522
	LT	LEAN-TO	0x0x0			264
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 264)		771	771	193	578



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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
SO	SOGN SOILS	NTV PST	15			8.530	36	36	307	307
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			12.620	187	187	2,362	2,362
NTV PST Totals						21.150			2,669	2,669
Total Agland						21.150			2,669	2,669