



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 660101843 Parcel ID 21N16E-32-3-00000-000-0001 Cadastral ID 32-21-16-00210 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 333638 SPARKMAN, JOEY WAYNE & SANDRA D 24505 S 4140 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24505 S 4140 RD Subdivision Lot/Block / Parcel Size 3.7 - Acres Sec/Twn/Rng 32 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">12/01/2022 - 12:02</p> <p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\New folder (8)\IMG_0012 12/2/2022</p>																																																																												
Legal Description Lat/Long: 36.25642622 -95.63152786 W 772' N 209' N2 NW SW																																																																																	
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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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	1,564 / 1,564
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 49

\\tsclient\T\TOMMY DUNLAP\VI Pictures\New folder (8)\IMG_0012 12/2/2022

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	

Cost Approach				Manual : 01/2025			
Base Cost	105.66	Total Misc Impr	+ 11,997				
Roofing Adj	+ 4.93	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 216,224				
Heat/Cool Adj	+ 12.64	Depreciation (54%)	- 116,761				
Plumbing Adj	+ 7.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 99,463				
Adj Base Cost	= 130.58	Lot Value	+				
Total Area	x 1,564	Indicated Value	= 99,463				
Adjusted Cost	= 204,227	Value Per SqFt	63.60				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,463		
Lot Value			
Indicated Value	99,463	63.60	Per SqFt
Agland Value	829		
Site Improvements	10,171		
Total Value	110,463	70.63	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	67009	22x10		220	29.01		6,382



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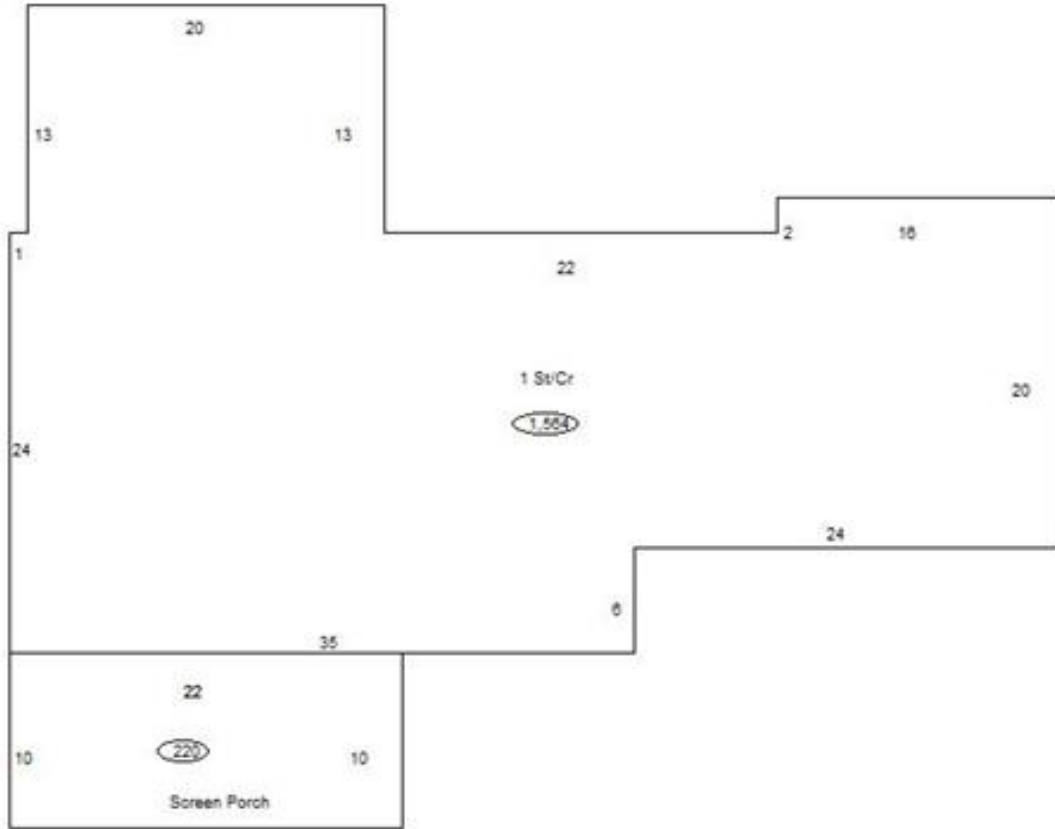
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,564	1.000	1,564
2	M	EPKS		10	Screen Porch	220	1.000	220
Total Building Area						1,564		1,564



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (10.21 x 1,200)		12,252		12,252	7,964	4,288
	BARN BARN		0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (10.48 x 600)		6,288		6,288	4,087	2,201
	CPDT CARPORT - DETACHED		0x0x0			648
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)
Base Cost (10.33 x 648)		6,694		6,694	3,012	3,682



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			3.700	224	224	829	829
IMP PST Totals						3.700			829	829
Total Agland						3.700			829	829