



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:47:33
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Assessment Data					Primary Image																																																																												
Account 660101854 Parcel ID 21N17E-18-1-00000-000-0001 Cadastral ID 18-21-17-00611 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 349671 MOORE, ANDREW NEAL & LINDSEY 21304 S 4200 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21304 S 4200 RD Subdivision Lot/Block / Parcel Size 6.99 - Acres Sec/Twn/Rng 18 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																	
Legal Description Lat/Long: 36.30163812 -95.52626157																																																																																	
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image	
Lot Size	0	0			
Lot Count	0				
Units Buildable	0				
Non-Ag Acres	6.8824				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	299,796.00 x .33 = 99,189				
Factor Value					
Adjustments	1.6030				
Lot Value	159,000				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,248 / 2,496
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,248
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 16

Cost Approach		Manual : 01/2025	
Base Cost	95.56	Total Misc Impr	+ 34,136
Roofing Adj	+ 3.34	Garage Cost	+
Subfloor Adj	+ -2.61	Total RCN	= 340,370
Heat/Cool Adj	+ 16.31	Depreciation (17%)	- 57,863
Plumbing Adj	+ 10.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 282,507
Adj Base Cost	= 122.69	Lot Value	+ 159,000
Total Area	x 2,496	Indicated Value	= 441,507
Adjusted Cost	= 306,234	Value Per SqFt	176.89

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	319,038	127.82	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	282,507		
Lot Value	159,000		
Indicated Value	441,507	176.89	Per SqFt
Agland Value			
Site Improvements	18,986		
Total Value	460,493	184.49	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	102966		894	894	30.08		26,892



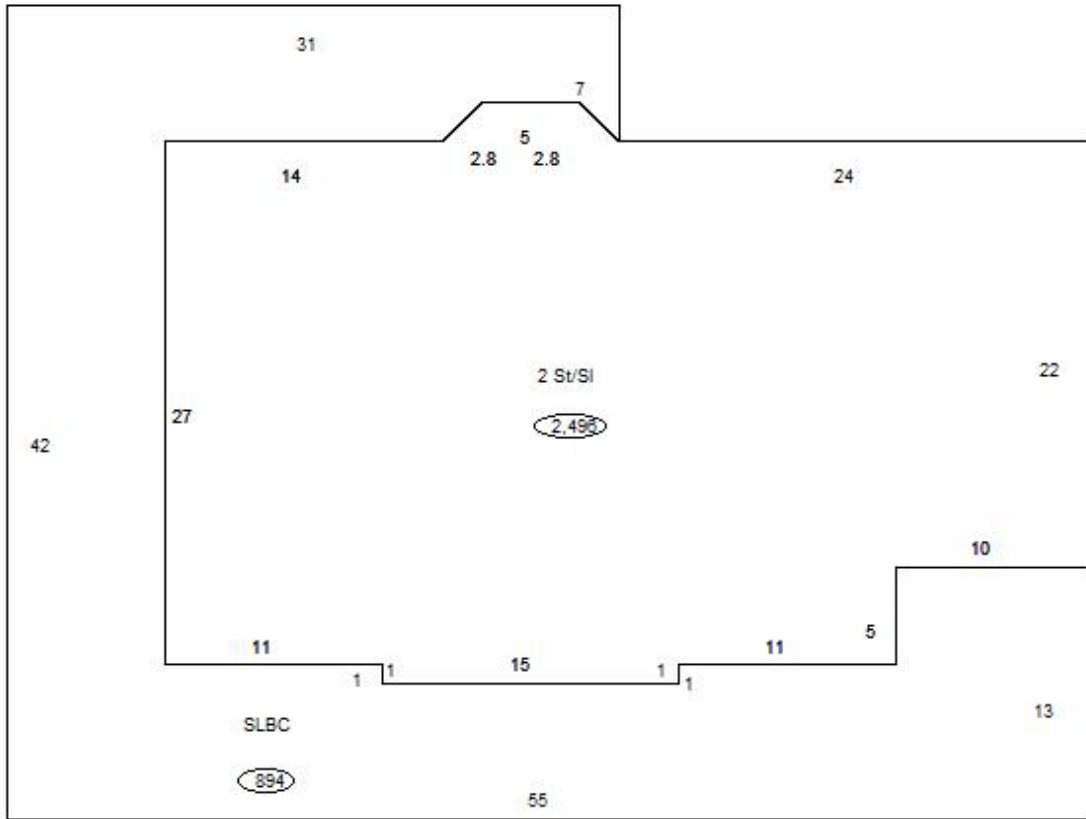
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,248	2.000	2,496
2	M	PRCH		10	SLBC	894	1.000	894
Total Building Area						1,248		2,496



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x40x10	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 2008	Eff Age 14		
		Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (22.93 x 1,200)	27,516	27,516	8,530	18,986