




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 660102488 Parcel ID 21N16E-24-3-00000-001-0000 Cadastral ID 24-21-16-01220 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 327103 GERARD, TERRY R & BOBBYE W 22779 S 4180 RD CLAREMORE OK 74019-0000 Parcel Location Situs 22779 S 4180 RD Subdivision Lot/Block / Parcel Size 11.97 - Acres Sec/Twn/Rng 24 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS	 <p>\\tsclient\T\TOMMY DUNLAP\New folder (129)\IMG_0036.JPG 1/9/2023</p>																				
Legal Description Lat/Long: 36.28145907 -95.55484731 N 30' SW SW & N 365' SE SW LESS N 208.71' E 208.71' THEREOF.	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>/</td> <td>GERARD, TERRY R</td> <td>02/05/2019</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	GERARD, TERRY R	02/05/2019	0	4
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
/	GERARD, TERRY R	02/05/2019	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value 1,647	1,647	11%	181	Assessed	58,563	4,863.66	
Year Frozen		Improvements 575,780	530,745		58,382	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 577,427	532,392		58,563	Total Taxable	57,563	4,781.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660102488	GERARD, TERRY R & BOBBYE W	5	523,893	1000	55,857	4,639.00	
2024	2024-660102488	GERARD, TERRY R & BOBBYE W	5	501,832	1000	54,201	4,523.00	
2023	2023-660102488	GERARD, TERRY R & BOBBYE W	5	532,366	1000	53,257	4,435.00	
2022	2022-660102488	GERARD, TERRY R & BOBBYE W	5	537,820	1000	51,677	4,298.00	
2021	2021-660102488	GERARD, TERRY R & BOBBYE W	5	464,937	1000	50,143	4,254.00	
2020	2020-660102488	GERARD, TERRY R & BOBBYE W	5	456,282	0	50,191	4,249.00	
2019	2019-660102488	GERARD, TERRY R & BOBBYE W	5	1,647	0	181	16.00	



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		 <p style="text-align: right; color: orange;">01/09/2023 13:36</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (129)\IMG_0036.JPG 1/9/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,811 / 4,353
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,811
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	597 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

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	100.38	Total Misc Impr	+ 28,451	Roofing Adj	+ 3.93	Garage Cost	+ 29,677
Subfloor Adj	+ -2.82	Total RCN	= 606,084	Heat/Cool Adj	+ 17.38	Depreciation (5%)	- 30,304
Plumbing Adj	+ 7.01	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 575,780
Adj Base Cost	= 125.88	Lot Value	+ 575,780	Total Area	x 4,353	Indicated Value	= 575,780
		Value Per SqFt	132.27	Adjusted Cost	= 547,956		

Value Reconciliation
Selected Approach Cost Approach Improvements 575,780 Lot Value Indicated Value 575,780 132.27 Per SqFt Agland Value 1,647 Site Improvements Total Value 577,427 132.65 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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	SLAB PORCH - COVERED	140667	14x12		168	35.87		6,026
PRCH	SLAB PORCH - COVERED	140668	45x9		405	34.86		14,118
PRCH	SLAB PORCH - COVERED	140669	4x4		16	36.63		586



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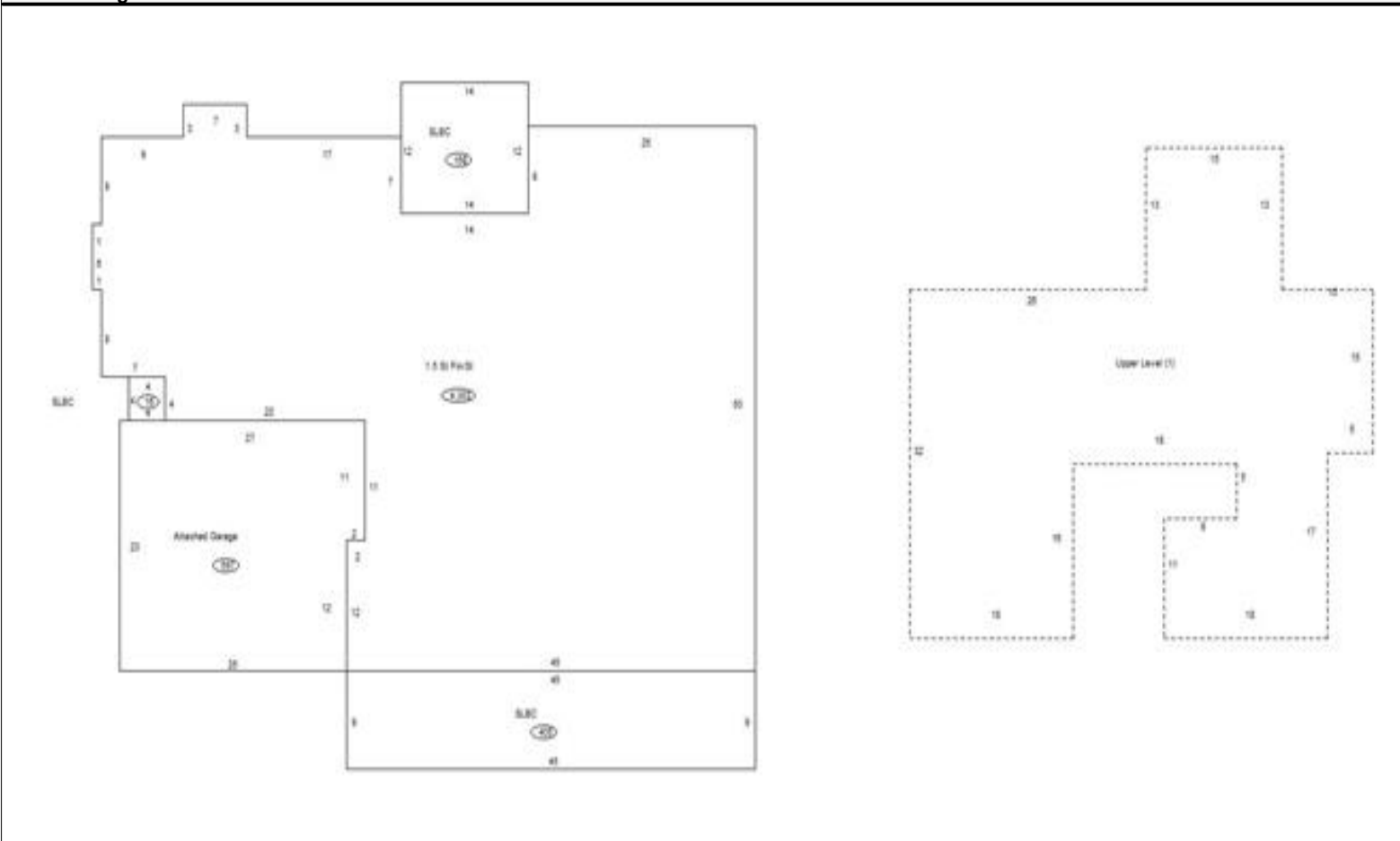
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,811	1.549	4,353
2	U	^UL		10	Upper Level (1)	1,542	1.000	1,542
3	G	1		10	Attached Garage	597	1.000	597
4	M	PRCH		10	SLBC	168	1.000	168
5	M	PRCH		10	SLBC	405	1.000	405
6	M	PRCH		10	SLBC	16	1.000	16
Total Building Area						2,811		4,353



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			2.000	92	92	184	184
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.970	85	85	167	167
TMBR Totals						3.970			351	351
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.000	72	72	144	144
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			6.000	192	192	1,152	1,152
NTV PST Totals						8.000			1,296	1,296
Total Agland						11.970			1,647	1,647