



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:58:10  
Page 1

Assessment Data					Primary Image				
Account	660102926								
Parcel ID	21N15E-26-4-00000-001-0000								
Cadastral ID	26-21-15-00410								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	330376								
WARD, JIMMIE & LINDSEY									
24845 S 4090 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23698 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	10.83 - Acres						
Sec/Twn/Rng	26 / 21 / 15 / 4								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.26841717 -95.67045601									
TR DESC 2020-004854 AS COMM NE/C SE; S00.0441W 926.20' TO POB; S00.0441W 341.05'; N89.5618W 1235.45'; N51.1546E 895.97'; N 290.54'; N76.0932E 140.71'; S08.0927E 556.99'; S88.5221E 321.43' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R23- NEW POOL	10/2021	08/2022						
R20 000192	R22- NEW 1400 SQ FT DTCH ACC BLD	06/2020	10/2021	30,000					
R19	R23- NEW 911 ADDRESS	08/2019	10/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WARD CO	04/08/2020	0	4					
/	BAKER, CHRISTOPHER M &	06/06/2019	302,000	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2020	Land Value	142,610	142,610	11%	15,687	Assessed	82,155 8,554.95	
Year Frozen		Improvements	604,262	604,262		66,468	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	746,872	746,872		82,155	Total Taxable	81,155 8,468.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102926	WARD, JIMMIE & LINDSEY	4	770,498	1000	83,755	8,738.00		
2024	2024-660102926	WARD, JIMMIE & LINDSEY	4	816,199	1000	83,461	8,010.00		
2023	2023-660102926	WARD, JIMMIE & LINDSEY	4	745,469	1000	81,002	7,657.00		
2022	2022-660102926	WARD, JIMMIE & LINDSEY	4	726,883	1000	78,957	7,599.00		
2021	2021-660102926	WARD, JIMMIE & LINDSEY	4	130,349	0	14,182	1,327.00		
2020	2020-660102926	WARD, JIMMIE & LINDSEY	4	122,785	0	13,506	1,266.00		
2019	2019-660102926	WARD CO	4	509	0	56	6.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:58:10  
Page 2

Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	10.2955		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	448,470.00 x .32 = 142,610		
Factor Value			
Adjustments	1.0000		
Lot Value	142,610		



\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-19\IMG\_0036.JPG 8/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,443 / 3,207
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,443
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,038 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	659,859	205.76	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.39	Total Misc Impr	+ 22,693				
Roofing Adj	+ 5.04	Garage Cost	+ 66,868				
Subfloor Adj	+ -3.51	Total RCN	= 537,419				
Heat/Cool Adj	+ 18.45	Depreciation ( 4%)	- 21,497				
Plumbing Adj	+ 8.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 515,922				
Adj Base Cost	= 139.65	Lot Value	+ 142,610				
Total Area	x 3,207	Indicated Value	= 658,532				
Adjusted Cost	= 447,858	Value Per SqFt	205.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	515,922		
Lot Value	142,610		
Indicated Value	658,532	205.34	Per SqFt
Agland Value			
Site Improvements	88,340		
Total Value	746,872	232.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	UG IN GARAGE	0		1	2021	1	0.00	
FPR1	Fireplace - Residential 1 Story	0		1		1	8,198.48	8,198
PATC	Patio - Covered	175489	632		632	21.05		13,304
PRCH	Porch	175490	8x4		32	37.23		1,191



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

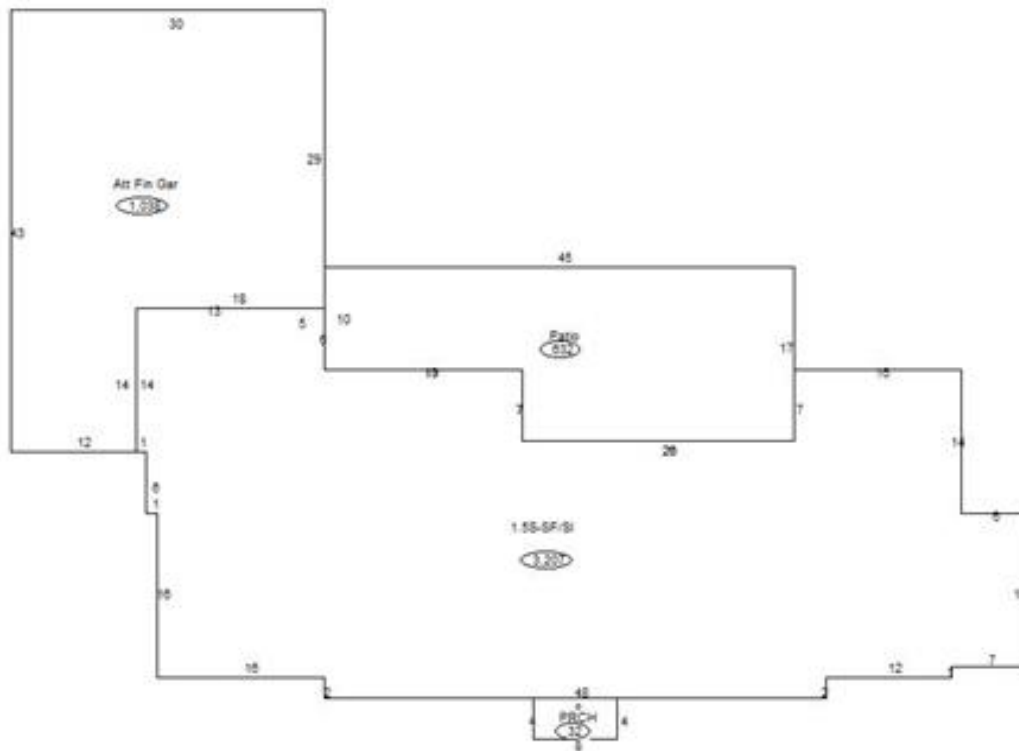
Date 04/18/2026

Time 09:58:10

Page 3

### Sketch Image

660102926



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,443	1.313	3,207
2	G	5		13	Att Fin Gar	1,038	1.000	1,038
3	U	^UL		13	Upper Level (1)	764	1.000	764
4	N	0		13	TWO UNFINISHED AREAS NOT INCLUDED		0.000	
5	M	PATC		13	Patio	632	1.000	632
6	M	PRCH		13	PRCH	32	1.000	32
<b>Total Building Area</b>						<b>2,443</b>		<b>3,207</b>



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:58:10  
 Page 4

660102926

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	41	Cond 4	Year 2022	Eff Age 2		
				0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30,000.00 x 1)	30,000		30,000	3,000	27,000
	GRDT	Garage - Detached	46x32x0			1,472	
	Qual	5	Cond 5	Year 2021	Eff Age 2		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (42.96 x 1,472)	63,237		63,237	1,897	61,340