




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 660103146 Parcel ID 21N15E-33-4-00000-001-0000 Cadastral ID 33-21-15-01101 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 328742 PAGAN, ALEX O & RAEVYN S 24865 S 4098 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24865 S 4098 RD Subdivision Lot/Block / Parcel Size 4.82 - Acres Sec/Twn/Rng 33 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0707\IMG_0013. 7/7/2022</p>																				
Legal Description Lat/Long: 36.25173277 -95.70792641	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>R20</td> <td>R21- SPLIT</td> <td>09/2019</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R20	R21- SPLIT	09/2019	01/2021											
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R20	R21- SPLIT	09/2019	01/2021																		
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>MCCONNELL, LADONNA LYNN &</td> <td>08/14/2019</td> <td>77,500</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	MCCONNELL, LADONNA LYNN &	08/14/2019	77,500	4
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
/	MCCONNELL, LADONNA LYNN &	08/14/2019	77,500	4																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2018	Land Value	81,933	81,933	11%	9,013	Assessed	72,026	7,500.20
Year Frozen		Improvements	629,288	572,849		63,013	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	711,221	654,782		72,026	Total Taxable	71,026	7,413.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103146	PAGAN, ALEX O & RAEVYN S	4	661,263	1000	68,929	7,195.00	
2024	2024-660103146	PAGAN, ALEX O & RAEVYN S	4	692,808	1000	66,892	6,422.00	
2023	2023-660103146	PAGAN, ALEX O & RAEVYN S	4	667,313	1000	64,914	6,138.00	
2022	2022-660103146	PAGAN, ALEX O & RAEVYN S	4	667,812	1000	62,995	6,065.00	
2021	2021-660103146	PAGAN, ALEX O & RAEVYN S	4	570,577	1000	61,131	5,732.00	
2020	2020-660103146	PAGAN, ALEX O & RAEVYN S	4	83,140	0	8,488	796.00	
2019	2019-660103146	PAGAN, ALEX O & RAEVYN S	4	73,488	0	8,084	770.00	



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	4.7237		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	205,762.00 x .40 = 81,933		
Factor Value			
Adjustments	1.0000		
Lot Value	81,933		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,813 / 4,134
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,813
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,329 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	708,512	171.39	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	106.71	Total Misc Impr	+ 38,433
Roofing Adj	+ 4.39	Garage Cost	+ 68,324
Subfloor Adj	+ -2.98	Total RCN	= 662,408
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 33,120
Plumbing Adj	+ 7.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 629,288
Adj Base Cost	= 134.41	Lot Value	+ 81,933
Total Area	x 4,134	Indicated Value	= 711,221
Adjusted Cost	= 555,651	Value Per SqFt	172.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	629,288		
Lot Value	81,933		
Indicated Value	711,221	172.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	711,221	172.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148905	30x7		210	36.25		7,613
PRCH	SLAB PORCH - COVERED	148906	599		599	34.88		20,893
PATO	SLAB PORCH - OPEN	148907	4x4		16	16.05		257
PRCH	SLAB PORCH - COVERED	148908	6x4		24	37.26		894
PATO	SLAB PORCH - OPEN	148909	12x3		36	16.05		578
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	8,198.48		8,198



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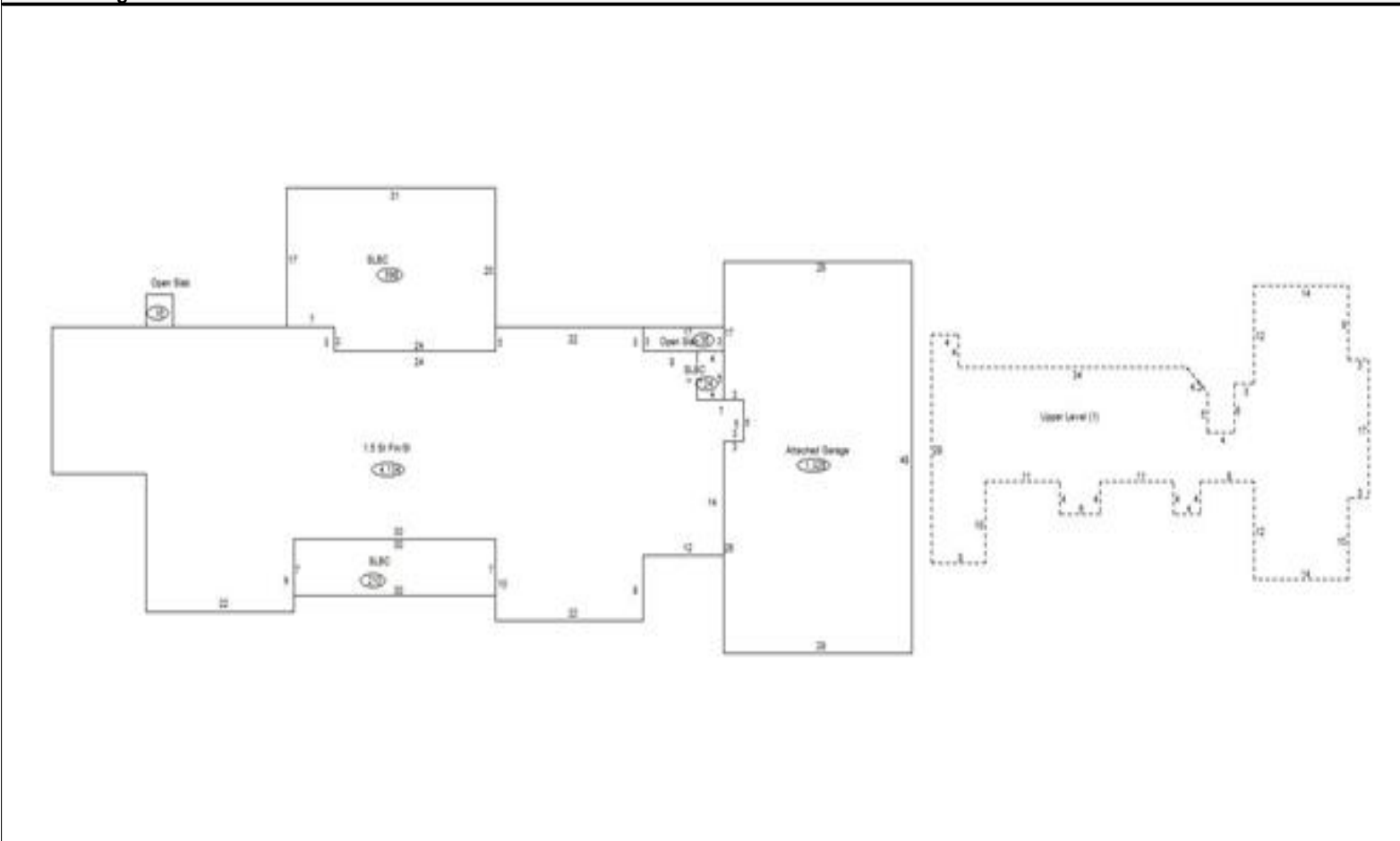
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Sketch Image

660103146



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,813	1.470	4,134
2	U	^UL		13	Upper Level (1)	1,321	1.000	1,321
3	M	PRCH		13	SLBC	210	1.000	210
4	M	PRCH		13	SLBC	599	1.000	599
5	M	PATO		13	Open Slab	16	1.000	16
6	M	PRCH		13	SLBC	24	1.000	24
7	M	PATO		13	Open Slab	36	1.000	36
8	G	1		13	Attached Garage	1,329	1.000	1,329
Total Building Area						2,813		4,134