



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:00:43
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Assessment Data					Primary Image									
Account	660103284				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0048. 4/11/2022</p>									
Parcel ID	21N15E-05-3-00000-006-0000													
Cadastral ID	05-21-15-01410													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	332477													
PHILLIPS, DEREK A														
19755 S 4080 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19755 S 4080 RD UNIT A													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	5 / 21 / 15 / 3													
Neighborhood	6060 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32607689 -95.73856254														
SE SW NW SW														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	PHILLIPS, FRED M, JR &	10/20/2020	0	4					
					/	PHILLIPS, FRED M, JR &	10/08/2019	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax					
Remove Cap	0	Land Value	70,770	24,617	11%	2,708	Assessed	4,335	470.51					
Year Frozen		Improvements	25,468	14,794		1,627	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	96,238	39,411		4,335	Total Taxable	4,335	471.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660103284	PHILLIPS, DEREK A			7	94,866	0	4,129	448.00					
2024	2024-660103284	PHILLIPS, FRED M JR & GLENNELLE &			7	96,734	0	3,932	434.00					
2023	2023-660103284	PHILLIPS, FRED M JR & GLENNELLE &			7	78,840	0	3,745	404.00					
2022	2022-660103284	PHILLIPS, FRED M JR & GLENNELLE &			7	78,428	0	3,567	400.00					
2021	2021-660103284	PHILLIPS, FRED M JR & GLENNELLE &			7	78,349	0	3,396	377.00					
2020	2020-660103284	PHILLIPS, FRED M, JR &			7	76,570	0	3,235	359.00					



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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	2.4986		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	108,838.00 x .65 = 70,770		
Factor Value			
Adjustments	1.0000		
Lot Value	70,770		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,132 / 1,132
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1947 / 79

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	55,874 49.36 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	96.37	Total Misc Impr	+ 1,015
Roofing Adj	+ 4.36	Garage Cost	+ 0
Subfloor Adj	+ 2.51	Total RCN	= 123,792
Heat/Cool Adj	+ 0.79	Depreciation (80%)	- 99,034
Plumbing Adj	+ 4.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 24,758
Adj Base Cost	= 108.46	Lot Value	+ 70,770
Total Area	x 1,132	Indicated Value	= 95,528
Adjusted Cost	= 122,777	Value Per SqFt	84.39

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	24,758
Lot Value	70,770
Indicated Value	95,528 84.39 Per SqFt
Agland Value	
Site Improvements	710
Total Value	96,238 85.02 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	9059	8x6		48	21.14	1,015



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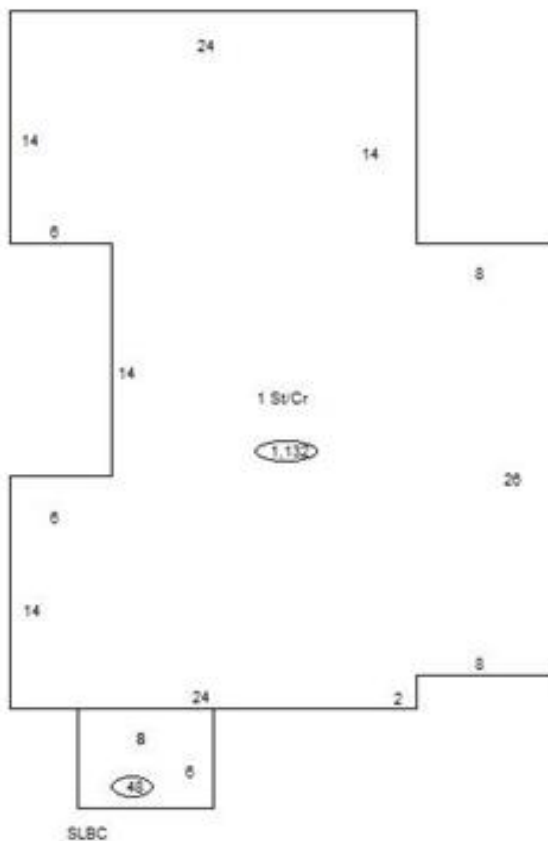
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Sketch Image

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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	1,132	1.000	1,132
2	M	PRCH		10	SLBC	48	1.000	48
Total Building Area						1,132		1,132



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			400
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 400) 1,872		Modifier Total		RCN 1,872	Depr (85% Phys/ % Func) 1,591
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	LF	LOAFING SHED	14x24x0			336
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 336) 1,431		Modifier Total		RCN 1,431	Depr (70% Phys/ % Func) 1,002