



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:04:05
Page 1

Assessment Data				Primary Image					
Account	660103417								
Parcel ID	21N15E-25-2-00000-002-0000								
Cadastral ID	25-21-15-00730								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	329310								
CROSS, COLBY & CHEYANNE									
23023 S 4120 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23205 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	3 - Acres						
Sec/Twn/Rng	25 / 21 / 15 / 2								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.27512567 -95.66780368				Building Permits					
W 522.75' S 250' N2 NW				Number	Description	Opened	Closed	Amount	
				R21	R21- SPLIT	12/2019	09/2020		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HINDS, STACY L & SUZANNE R	10/31/2019	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	0	Land Value	655	655	11%	72	Assessed	29,001	3,019.93
Year Frozen		Improvements	281,328	262,989		28,929	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	281,983	263,644		29,001	Total Taxable	29,001	3,020.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103417	CROSS, COLBY & CHEYANNE			4	294,362	0	28,156	2,932.00
2024	2024-660103417	CROSS, COLBY & CHEYANNE			4	282,179	0	27,336	2,621.00
2023	2023-660103417	CROSS, COLBY & CHEYANNE			4	264,204	0	26,540	2,505.00
2022	2022-660103417	CROSS, COLBY & CHEYANNE			4	264,189	0	25,767	2,476.00
2021	2021-660103417	CROSS, COLBY & CHEYANNE			4	227,424	0	25,017	2,342.00
2020	2020-660103417	CROSS, COLBY & CHEYANNE			4	655	0	72	7.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:04:06
 Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,964 / 1,964
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,964
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	813 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0037.JPG	8/22/2022
--	-----------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.07	Total Misc Impr	+ 16,360	Roofing Adj	+ 4.72	Garage Cost	+ 24,219
Subfloor Adj	+ -2.21	Total RCN	= 296,135	Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 14,807
Plumbing Adj	+ 7.90	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 281,328
Adj Base Cost	= 130.12	Lot Value	+ 281,328	Total Area	x 1,964	Indicated Value	= 281,328
		Value Per SqFt	143.24	Adjusted Cost	= 255,556		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	281,328		
Lot Value			
Indicated Value	281,328	143.24	Per SqFt
Agland Value	655		
Site Improvements			
Total Value	281,983	143.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147663	20x12		240	26.18		6,283
PRCH	SLAB PORCH - COVERED	147664	169		169	26.40		4,462
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	5,615.40		5,615



Rogers

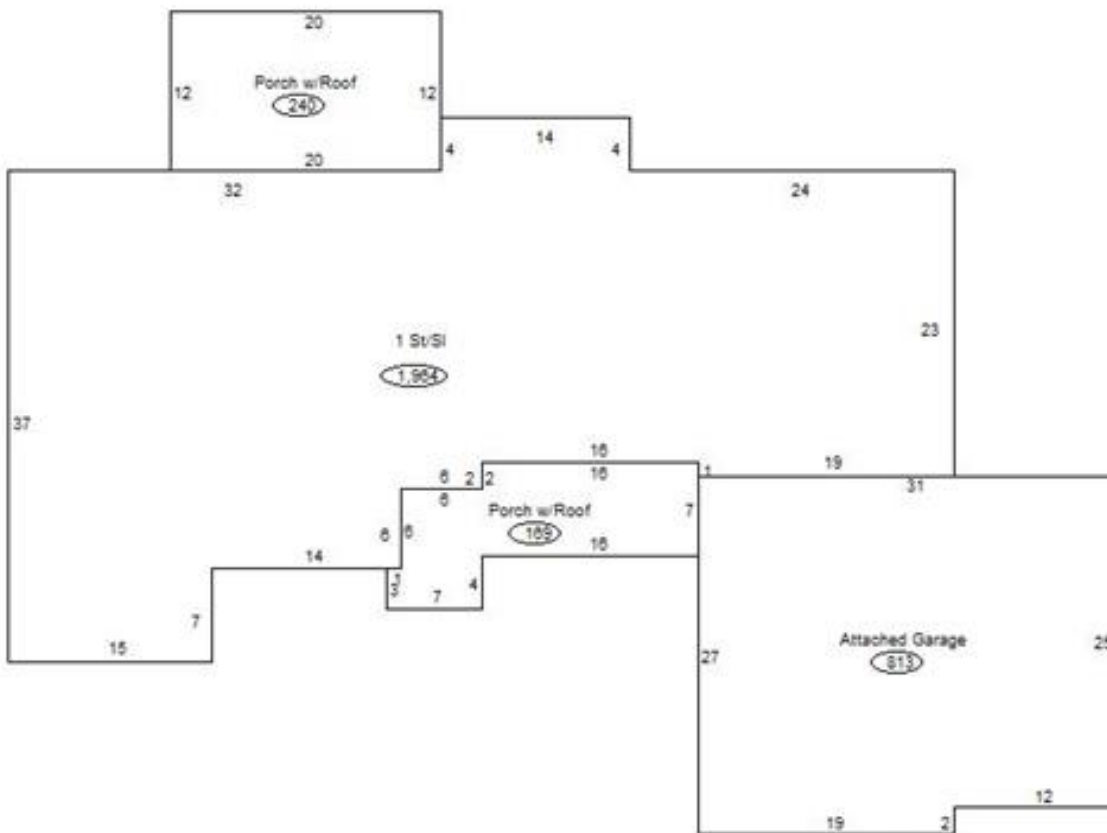
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:04:06
 Page 3

Sketch Image

660103417



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,964	1.000	1,964
2	G	1		13	Attached Garage	813	1.000	813
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	169	1.000	169
Total Building Area						1,964		1,964



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:04:06
Page 4

Agland Inventory

660103417

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			3.000	218	218	655	655
IMP PST Totals						3.000			655	655
Total Agland						3.000			655	655