



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 660103431 Parcel ID 21N-15E-14-1-00000001000-000 Cadastral ID 14-21-15-00921 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 329382 TANDY, SCOTT B & CRYSTAL K PO BOX 2875 CLAREMORE OK 74018-0000 Parcel Location Situs 21446 S 4120 RD Subdivision Lot/Block / Parcel Size 2 - Sec/Twn/Rng 14 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																													
Legal Description Lat/Long: 36.30041300 -95.66938505																													
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>P20 000055</td> <td>R21- NEW POOL</td> <td>09/2020</td> <td>01/2021</td> <td>58,714</td> </tr> <tr> <td>R21</td> <td>R21- SPLIT / ADDRESS ASSIGNED</td> <td>12/2019</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000055	R21- NEW POOL	09/2020	01/2021	58,714	R21	R21- SPLIT / ADDRESS ASSIGNED	12/2019	01/2021						
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Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
/	TANDY, TERRY & SUE A	10/22/2019	0	4																									
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																				
Remove Cap	0	Land Value	374	374	11%	41	Assessed	34,423	3,181.72																				
Year Frozen		Improvements	335,803	312,563		34,382	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00																				
TIF Project ID	0	Total Value	336,177	312,937		34,423	Total Taxable	33,423	3,089.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660103431	TANDY, SCOTT B & CRYSTAL K			18	321,781	1000	32,420	2,997.00																				
2024	2024-660103431	TANDY, SCOTT B & CRYSTAL K			18	331,751	1000	31,447	2,906.00																				
2023	2023-660103431	TANDY, SCOTT B & CRYSTAL K			18	309,122	1000	30,502	2,794.00																				
2022	2022-660103431	TANDY, SCOTT B & CRYSTAL K			18	301,988	1000	29,584	2,739.00																				
2021	2021-660103431	TANDY, SCOTT B & CRYSTAL K			18	269,944	1000	28,694	2,534.00																				
2020	2020-660103431	TANDY, SCOTT B & CRYSTAL K			18	374	0	41	4.00																				



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Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,805 / 1,805
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,805
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	599 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	272,061
Lot Value	
Indicated Value	272,061 150.73 Per SqFt
Agland Value	374
Site Improvements	63,742
Total Value	336,177 186.25 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.81	Total Misc Impr	+ 27,035
Roofing Adj	+ 4.80	Garage Cost	+ 18,305
Subfloor Adj	+ -2.30	Total RCN	= 286,380
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 14,319
Plumbing Adj	+ 8.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 272,061
Adj Base Cost	= 133.54	Lot Value	+ 272,061
Total Area	x 1,805	Indicated Value	= 272,061
Adjusted Cost	= 241,040	Value Per SqFt	150.73

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149072	62x10		620	25.18		15,612
PRCH	SLAB PORCH - COVERED	149073	27x8		216	26.25		5,670
PATO	SLAB PORCH - OPEN	149074	4x3		12	11.48		138
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	5,615.40		5,615



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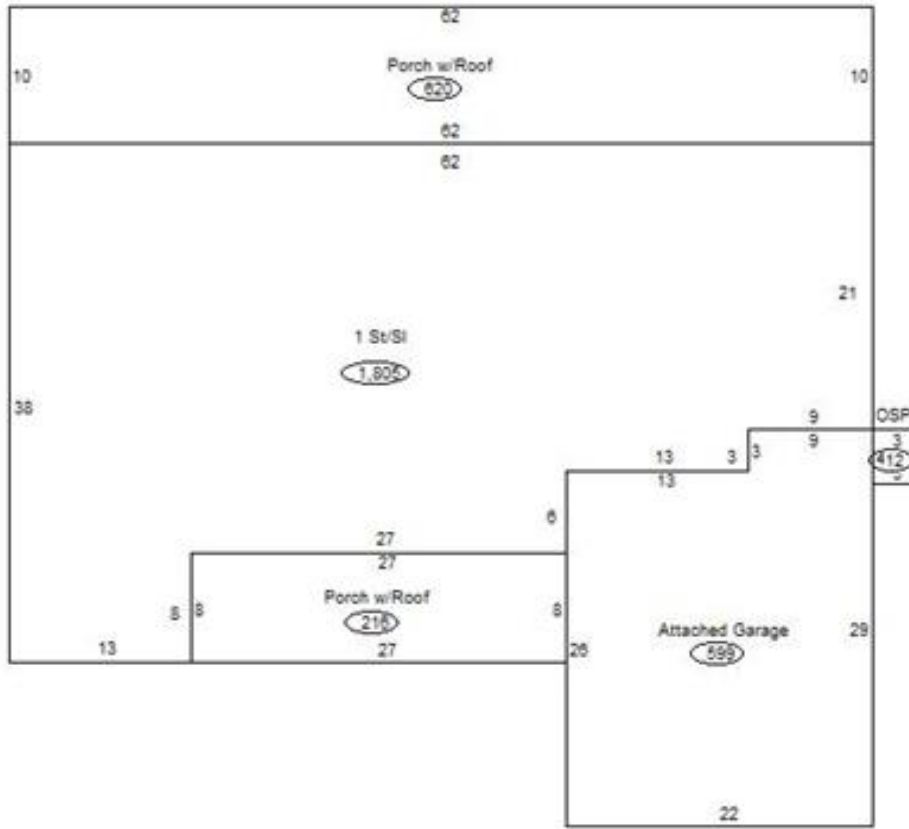
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,805	1.000	1,805
2	G	1		13	Attached Garage	599	1.000	599
3	M	PRCH		13	SLBC	620	1.000	620
4	M	PRCH		13	SLBC	216	1.000	216
5	M	PATO		13	Open Slab	12	1.000	12
Total Building Area						1,805		1,805



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (34.24 x 900) 30,816		Modifier Total		RCN 30,816	Depr (0% Phys/ % Func)
	LNT0	LEAN TO - ATTACHED	40x11x0			440
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (9.29 x 440) 4,088		Modifier Total		RCN 4,088	Depr (0% Phys/ % Func)
	LNT0	LEAN TO - ATTACHED	30x10x0			300
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (9.50 x 300) 2,850		Modifier Total		RCN 2,850	Depr (0% Phys/ % Func)
	LNT0	LEAN TO - ATTACHED	40x11x0			440
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (9.29 x 440) 4,088		Modifier Total		RCN 4,088	Depr (0% Phys/ % Func)
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3 Cond 3	Year	2020	Eff Age	5
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total		RCN 30,000	Depr (27% Phys/ % Func) 8,100



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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
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			2.000	187	187	374	374
NTV PST Totals						2.000			374	374
Total Agland						2.000			374	374