



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																
Account 660103497 Parcel ID 21N15E-25-2-00000-007-0000 Cadastral ID 25-21-15-00216 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 338356 LEITHAUSER, JESSENIA & TYLER 23465 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23465 S 4120 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 25 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																					
Legal Description Lat/Long: 36.27135904 -95.66755656 TR DESC AS BEG SW/C S2 SW NW; N01.1715W 164.14'; N88.3755E 663.27'; S01.1715E 164.24'; S88.3825W 663.27' TO POB.																																																																					
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>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>96,269</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	96,269	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 000184</td> <td>R21- NEW 24X30 DTCH ACC BLDG</td> <td>06/2020</td> <td>09/2020</td> <td>30,000</td> </tr> <tr> <td>R20</td> <td>R23- SPLIT</td> <td>12/2019</td> <td>03/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000184	R21- NEW 24X30 DTCH ACC BLDG	06/2020	09/2020	30,000	R20	R23- SPLIT	12/2019	03/2022																																				
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.6427		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	115,118.00 x .51 = 59,272		
Factor Value			
Adjustments	1.6534		
Lot Value	98,000		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,760 / 4,140
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,760
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 4.0 / 1.0
Basement Area	
Garage Type	879 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	803,410 194.06 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	654,570
Lot Value	98,000
Indicated Value	752,570 181.78 Per SqFt
Agland Value	
Site Improvements	27,000
Total Value	779,570 188.30 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.23	Total Misc Impr	+ 42,563
Roofing Adj	+ 5.56	Garage Cost	+ 88,946
Subfloor Adj	+ -5.51	Total RCN	= 667,929
Heat/Cool Adj	+ 21.74	Depreciation (2%)	- 13,359
Plumbing Adj	+ 2.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 654,570
Adj Base Cost	= 129.57	Lot Value	+ 98,000
Total Area	x 4,140	Indicated Value	= 752,570
Adjusted Cost	= 536,420	Value Per SqFt	181.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153657	488		488	44.33		21,633
PRCH	Slab Porch - Covered	153658	31x8		248	45.45		11,272
FPR1	Fireplace - Residential 1 Story			2021	1	9,658.49		9,658

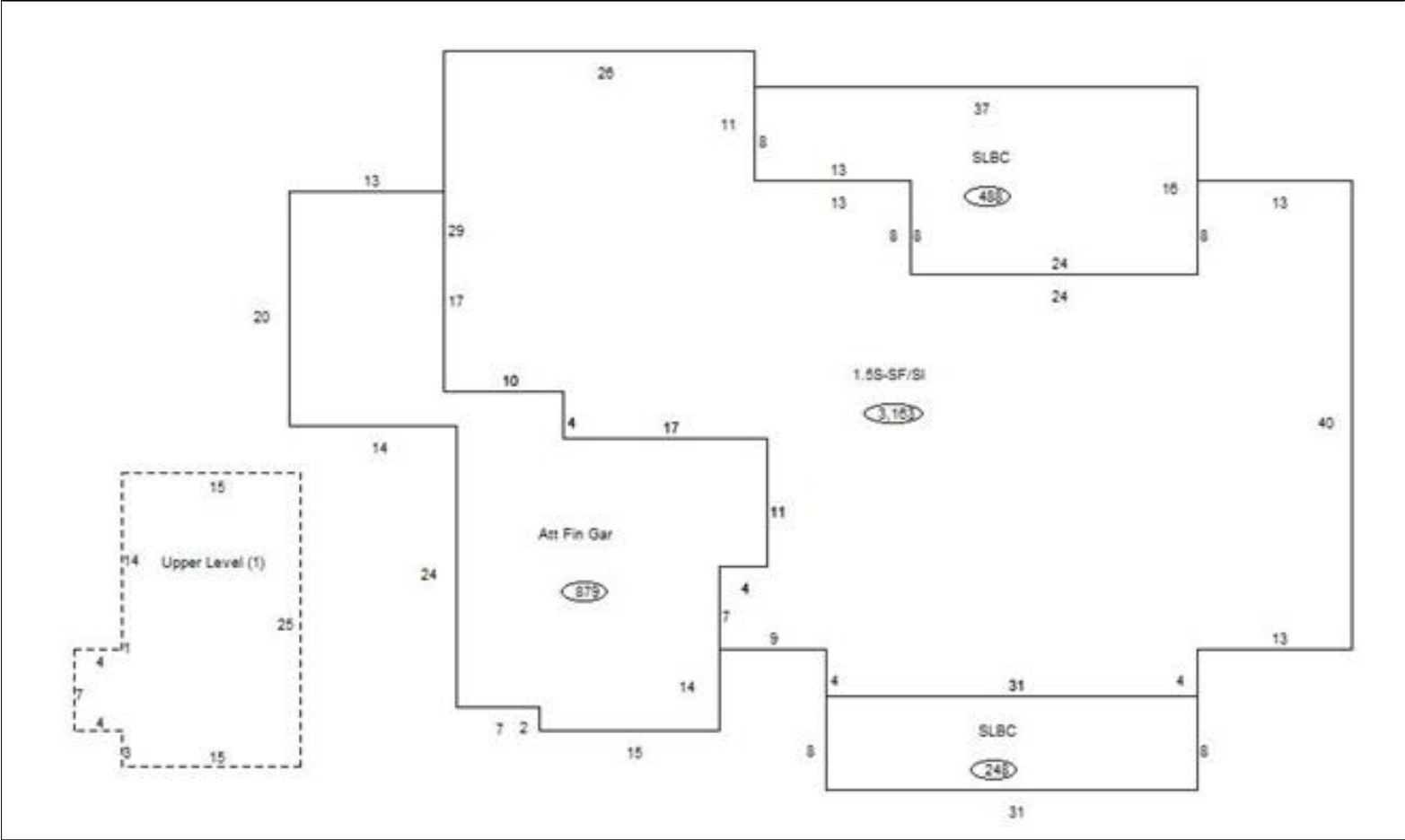


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,760	1.146	3,163
2	G	5		13	Att Fin Gar	879	1.000	879
3	M	PRCH		13	SLBC	488	1.000	488
4	M	PRCH		13	SLBC	248	1.000	248
5	U	^UL		13	Upper Level (1)	403	1.000	403
Total Building Area						2,760		3,163



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2022	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000



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Lot Data	
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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% Frame, Siding, Metal
Base/Total Area	720 / 720
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	720
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
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	135,535	188.24	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	121.86	Total Misc Impr	+ 7,797
Roofing Adj	+ 6.78	Garage Cost	+
Subfloor Adj	+ -2.74	Total RCN	= 115,034
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 5,752
Plumbing Adj	+ 10.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,282
Adj Base Cost	= 148.94	Lot Value	+
Total Area	x 720	Indicated Value	= 109,282
Adjusted Cost	= 107,237	Value Per SqFt	151.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,282		
Lot Value			
Indicated Value	109,282	151.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	109,282	151.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153656	30x10		300	25.99		7,797



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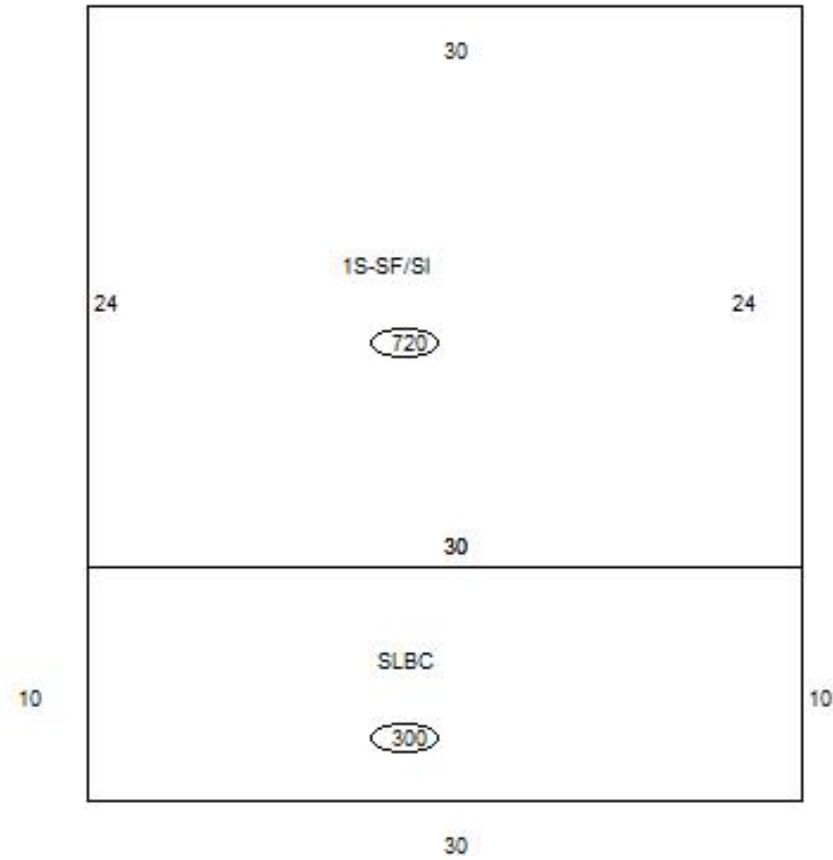
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Sketch Image

660103497



Sketch Vector Information

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1	R	1	Slab	10	1S-SF/SI	720	1.000	720
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Total Building Area						720		720