




# 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	660103677				 <p>660103677_001.JPG 9/16/2025</p>				
Parcel ID	21N15E-33-4-00000-002-0000								
Cadastral ID	33-21-15-01121								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	330157								
HENEGAR, NATHANIEL S & COOK, AMY M									
24953 S CEDAR LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24953 S CEDAR LN								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 4								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25094931 -95.71246538									
TR DESC 2020-002197 AS BEG SW/C W2 SW SE; S89.5658E 210.50'; N01.2523E 427'; S89.5658E 255'; S01.2523W 427'; S89.5658E 195.36'; N00.1432E 990.65'; N89.5757W 611.26'; S00.1309W 330'; N89.5757W 50'; S00.1309W 660.46' TO POB. LESS TR DESC 2025-013397 AS COMM SW/C W2 SW SE; S89.5658E 465.50' TO POB; S89.5658E 195.36';									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 418	NEW SFR 2965 SQ FT	12/2024	09/2025	600,000					
R23	R24 NEW BARN	11/2023	11/2023						
R22 561	R23 ADDING LIVING TO SHOP	10/2022	05/2023						
R21 000241	R23- NEW 48X48 DTCH ACC BLDG	07/2021	09/2022	42,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MULLINAX, RODNEY D	02/13/2020	207,000	19					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2021	Land Value	515	515	11%	57	Assessed	63,508 6,613.20	
Year Frozen		Improvements	576,823	576,823		63,451	Penalty	0	
Uncapped Value	487,387	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	577,338	577,338		63,508	Total Taxable	62,508 6,526.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103677	HENEGAR, NATHANIEL S &	4	89,951	0	9,895	1,031.00		
2024	2024-660103677	HENEGAR, NATHANIEL S &	4	172,012	0	18,626	1,785.00		
2023	2023-660103677	HENEGAR, NATHANIEL S &	4	150,397	0	16,543	1,561.00		
2022	2022-660103677	HENEGAR, NATHANIEL S &	4	119,668	0	13,164	1,266.00		
2021	2021-660103677	HENEGAR, NATHANIEL S &	4	117,419	0	12,917	1,209.00		
2020	2020-660103677	HENEGAR, NATHANIEL S &	4	10,807	0	1,188	111.00		



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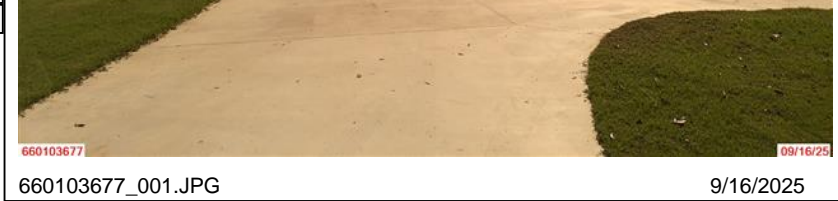
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Veneer, Stone
Base/Total Area	2,964 / 2,964
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,964
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	790 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	115.77	Total Misc Impr	+ 19,818				
Roofing Adj	+ 6.02	Garage Cost	+ 47,929				
Subfloor Adj	+ -4.37	Total RCN	= 492,310				
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	- 4,923				
Plumbing Adj	+ 8.44	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 487,387				
Adj Base Cost	= 143.24	Lot Value	+ 487,387				
Total Area	x 2,964	Indicated Value	= 487,387				
Adjusted Cost	= 424,563	Value Per SqFt	164.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	487,387		
Lot Value			
Indicated Value	487,387	164.44	Per SqFt
Agland Value	515		
Site Improvements	89,436		
Total Value	577,338	194.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	174127	103		103	36.28		3,737
PATC	Patio - Covered	174128	6x4		24	26.64		639
PATO	Patio - Open	174129	10x9		90	15.22		1,370
PATC	Patio - Covered	174130	14x5		70	26.64		1,865
PATC	Patio - Covered	174131	15x12		180	24.92		4,486
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,721.18		7,721



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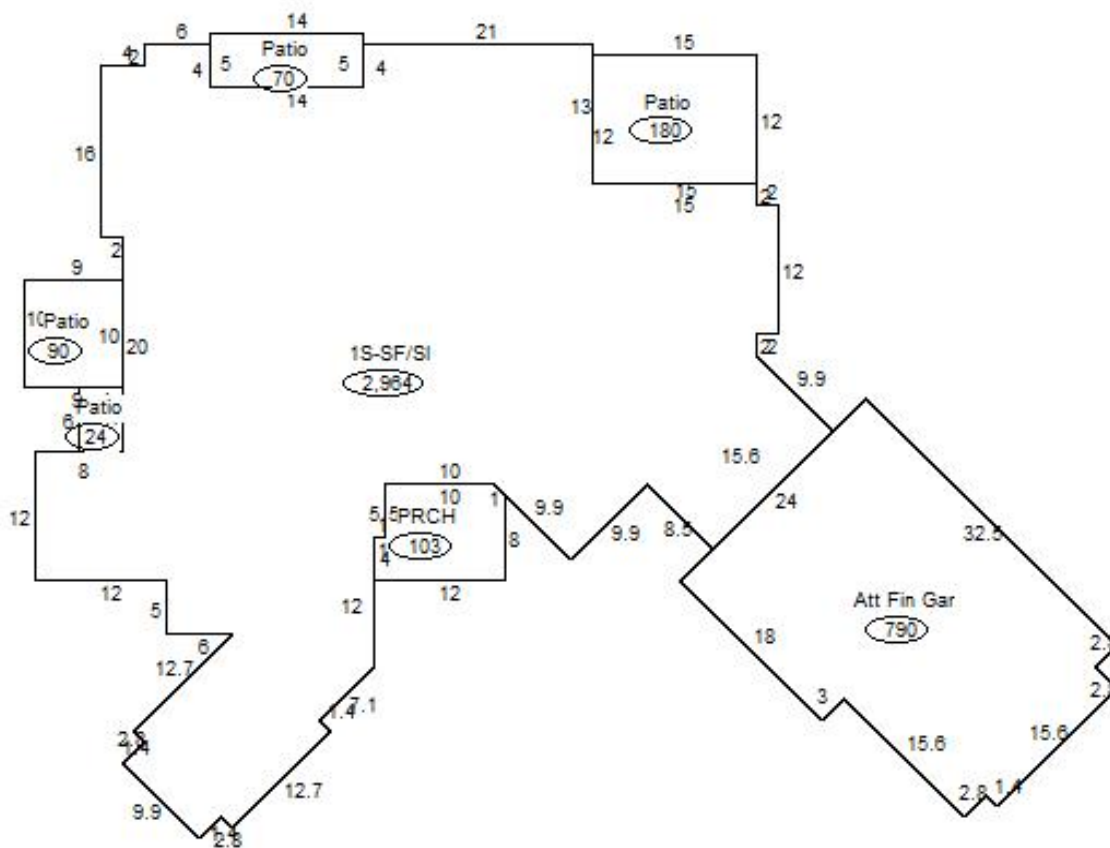
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,964	1.000	2,964
2	G	5		20	Att Fin Gar	790	1.000	790
3	M	PRCH		20	PRCH	103	1.000	103
4	M	PATC		20	Patio	24	1.000	24
5	M	PATO		20	Patio	90	1.000	90
6	M	PATC		20	Patio	70	1.000	70
7	M	PATC		20	Patio	180	1.000	180
<b>Total Building Area</b>						2,964		2,964



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	12x14x8	Concrete		168
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>
Base Cost (13.48 x 168)		2,265		2,265	159	2,106
	PRCH	Slab Porch - Covered	30x24x8	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>
Base Cost (24.99 x 720)		17,993		17,993	1,799	16,194
	UTIL	Shop Building	48x48x14	Concrete	Formed Metal	2,304
	Qual	4	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>
Base Cost (31.83 x 2,304)		73,336		73,336	2,200	71,136



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			1.250	224	224	280	280
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67			1.250	188	188	235	235
<b>IMP PST Totals</b>						2.500			515	515
<b>Total Agland</b>						2.500			515	515