



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 660103798 Parcel ID 21N15E-26-4-00000-005-0000 Cadastral ID 26-21-15-00431 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 349477 CANTWELL, JOSHUA R & AMY D 23630 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23630 S 4120 RD Subdivision Lot/Block / Parcel Size 3.06 - Acres Sec/Twn/Rng 26 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																	
Legal Description Lat/Long: 36.26985458 -95.66934958																																																																	
TR DESC 2026-001486 AS COMM NE/C SE; S00.0441W 271.20' TO POB; S00.0441W 296.82'; S76.0932W 372.12'; N08.092W 278.97'; N 110 43'; S89.5341E 401.30' TO POB.					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>R26 082</td> <td>NEW DTCH ACC BLDG 22X28</td> <td>03/2026</td> <td></td> <td>50,000</td> </tr> <tr> <td>R23 054</td> <td>R24 NEW POOL</td> <td>07/2023</td> <td>06/2024</td> <td>185,000</td> </tr> <tr> <td>R22</td> <td>R23</td> <td>08/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26 082	NEW DTCH ACC BLDG 22X28	03/2026		50,000	R23 054	R24 NEW POOL	07/2023	06/2024	185,000	R22	R23	08/2022	09/2022																																					
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	133,294.00 x .48 = 63,816		
Factor Value			
Adjustments	1.2903		
Lot Value	82,342		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Veneer, Stone
Base/Total Area	4,150 / 4,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,150
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,751 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	807,842	194.66	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	116.51	Total Misc Impr	+	44,145	
Roofing Adj	+ 6.18	Garage Cost	+	112,799	
Subfloor Adj	+ -4.20	Total RCN	=	751,764	
Heat/Cool Adj	+ 18.45	Depreciation (3%)	-	22,553	
Plumbing Adj	+ 6.39	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	729,211	
Adj Base Cost	= 143.33	Lot Value	+	82,342	
Total Area	x 4,150	Indicated Value	=	811,553	
Adjusted Cost	= 594,820	Value Per SqFt		195.55	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	729,211		
Lot Value	82,342		
Indicated Value	811,553	195.55	Per SqFt
Agland Value			
Site Improvements	53,864		
Total Value	865,417	208.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154988	8x5		40	37.20		1,488
PRCH	Slab Porch - Covered	154994	35x23		805	34.15		27,491
FPPF	Fireplace - Prefabricated			2023	2	7,583.24		15,166



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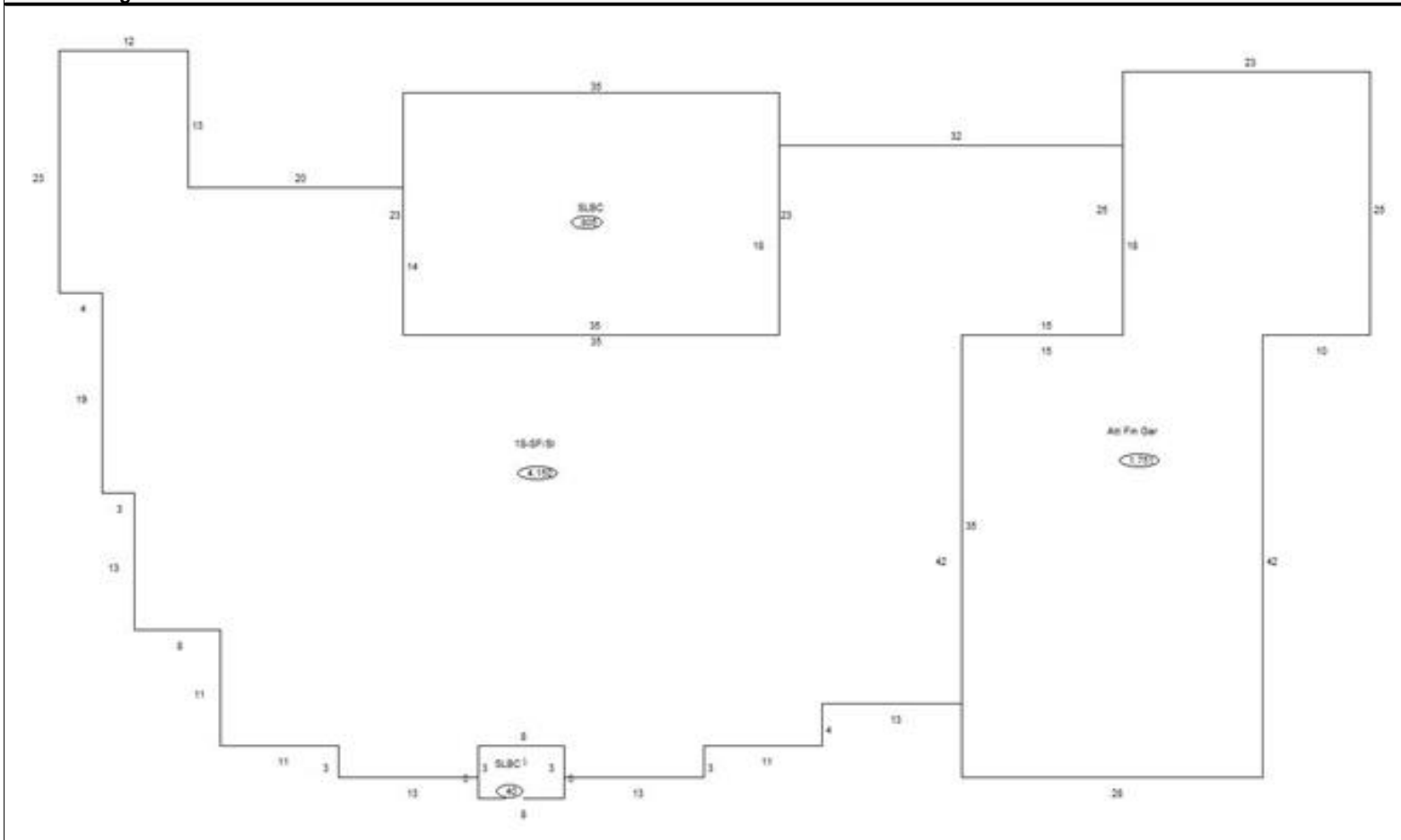
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	4,150	1.000	4,150
2	G	5		10	Att Fin Gar	1,751	1.000	1,751
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PRCH		10	SLBC	805	1.000	805
Total Building Area						4,150		4,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	36x20x0	Reinforced-Concrete		720
	Qual	6	Cond 6	Year 2024	Eff Age 1	
	Valuation Summary Base Cost (66.54 x 720) 47,909		Modifier Total	RCN 47,909	Depr (5% Phys/ % Func) 2,395	RCNLD 45,514
	GA	GAZEBO AVG	12x14x8			1
	Qual	6	Cond 6	Year 2024	Eff Age	
	Valuation Summary Base Cost (8,350.00 x 1) 8,350		Modifier Total	RCN 8,350	Depr (0% Phys/ % Func)	RCNLD 8,350