



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	660103816								
Parcel ID	21N15E-33-4-00000-001-0006								
Cadastral ID	33-21-15-01137								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	348563								
MARTIN, DALLAS & SARAH									
24876 S 4098 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24876 S 4098 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.6 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 4								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25222165 -95.71086260									
TR DESC AS COMM SW/C SE; N88.4200E 1321.70'; N01.0512W 84.72'; CURVE LEFT RAD 21610.92 BEAR S81.0834W 30.28'; N01.0727W 574 22'; S88.4155W 331.02' TO POB; S88.4155W 665.64'; N88.4043E 299 24'; S01.0854E 665.74' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R23- SPLIT	06/2020	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RUTHERFORD, BRANDON T &	10/16/2025	780,000	YES					
/	RUTHERFORD, BRANDON T &	08/23/2021	0	6					
/	PRITCHARD, GEORGE W IV &	07/30/2021	0	6					
/	JOHNSON, MARK E & ONITA F	04/09/2020		4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2026	Land Value	245,143	245,143	11%	Assessed	85,801	8,934.62	
Year Frozen		Improvements	534,861	534,861		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	780,004	780,004	85,801	Total Taxable	84,801	8,847.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103816	RUTHERFORD, BRANDON T &	4	478,891	1000	46,023	4,809.00		
2024	2024-660103816	RUTHERFORD, BRANDON T &	4	501,935	1000	44,654	4,290.00		
2023	2023-660103816	RUTHERFORD, BRANDON T &	4	402,940	1000	43,324	4,101.00		
2022	2022-660103816	RUTHERFORD, BRANDON T &	4	47,729	0	5,250	505.00		
2021	2021-660103816	RUTHERFORD, BRANDON T &	4	56,477	0	3,550	333.00		
2020	2020-660103816	PRITCHARD, GEORGE W IV &	4	56,050	0	3,381	317.00		



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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	200,376.00 x .40 = 80,586		
Factor Value			
Adjustments	3.0420		
Lot Value	245,143		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,895 / 2,895
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,895
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,786 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	567,608	196.06	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.88	Total Misc Impr	+ 41,992
Roofing Adj	+ 6.05	Garage Cost	+ 108,357
Subfloor Adj	+ -4.37	Total RCN	= 545,777
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 10,916
Plumbing Adj	+ 8.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 534,861
Adj Base Cost	= 136.59	Lot Value	+ 245,143
Total Area	x 2,895	Indicated Value	= 780,004
Adjusted Cost	= 395,428	Value Per SqFt	269.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	534,861		
Lot Value	245,143		
Indicated Value	780,004	269.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	780,004	269.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155057	31x17		527	34.46		18,160
PRCH	Slab Porch - Covered	155058	14x6		84	36.36		3,054
PATO	Slab Porch - Open	155059	20x17		340	11.61		3,947
PATO	Slab Porch - Open	155060	893		893	11.40		10,180
PRCH	Slab Porch - Covered	155061	186		186	35.76		6,651



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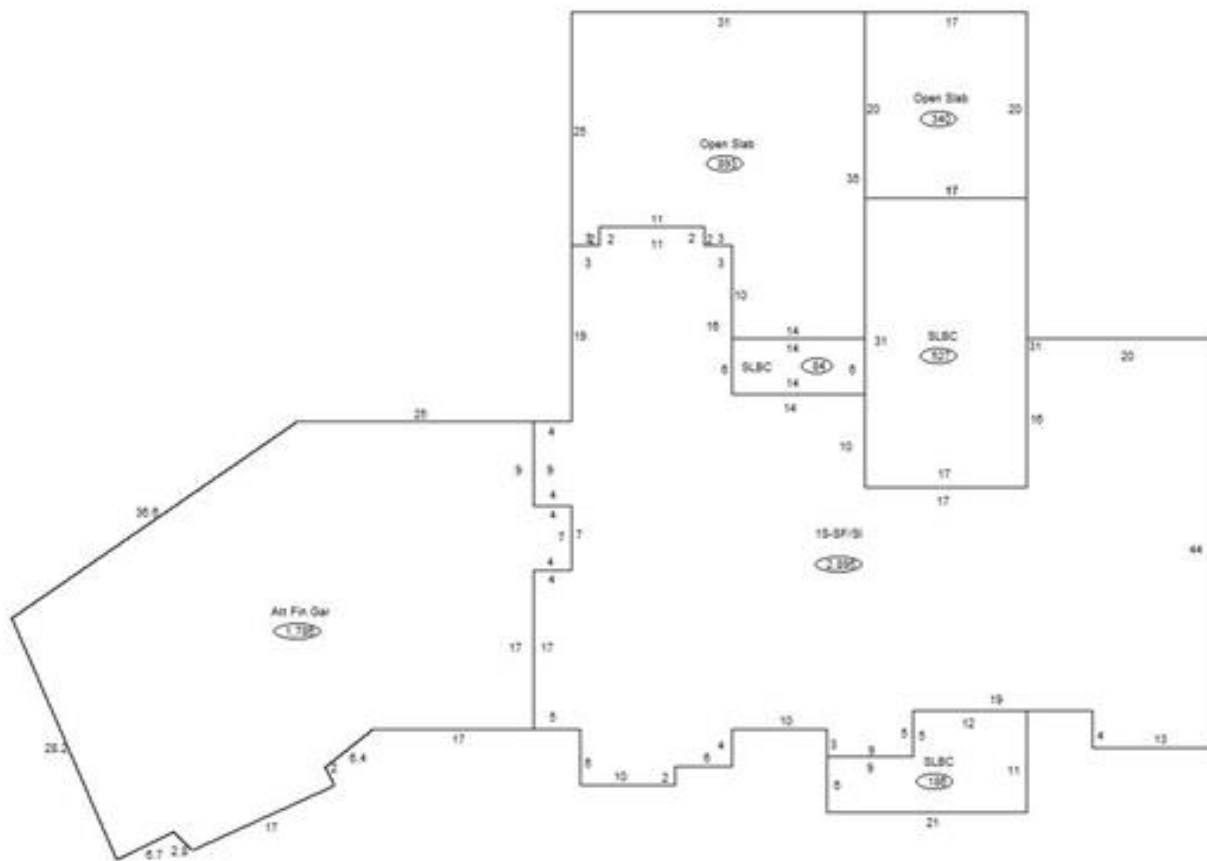
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Sketch Image

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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	1S-SF/SI	2,895	1.000	2,895
2	G	5		13	Att Fin Gar	1,786	1.000	1,786
3	M	PRCH		13	SLBC	527	1.000	527
4	M	PRCH		13	SLBC	84	1.000	84
5	M	PATO		13	Open Slab	340	1.000	340
6	M	PATO		13	Open Slab	893	1.000	893
7	M	PRCH		13	SLBC	186	1.000	186
Total Building Area						2,895		2,895