



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:26:04  
Page 1

Assessment Data					Primary Image				
Account	660105405								
Parcel ID	21N17E-17-3-00000-001-0000								
Cadastral ID	17-21-17-00741								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	335288								
STROPE, LAWRENCE J & APRIL L									
21683 S 4200 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21683 S 4200 RD								
Subdivision									
Lot/Block	/	Parcel Size	14.24 - Acres						
Sec/Twn/Rng	17 / 21 / 17 / 3								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.29725998 -95.52371514									
TR DESC 2021-014212 AS BEG NW/C S2 NW SWL S00.0608W 660.98'; S89.5606E 329.96'; S00.0630W 132.84'; N89.5439E 507.06'; N00.0608E 793.25'; S89.5704W 837' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 399	NEW DTCH ACC BLDG 50X60	11/2024	04/2025	45,000					
R21 202	R23- SPLIT NEW SFR 3207 SQ FT	08/2021	06/2023	325,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	CARON, MAUREEN LIVING TRUST	07/29/2021		0 4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap		Land Value	1,887	1,887	11%	208	Assessed	62,472 5,188.30	
Year Frozen		Improvements	571,993	566,039		62,264	Penalty	0	
Uncapped Value	81,690	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	573,880	567,926		62,472	Total Taxable	61,472 5,105.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105405	STROPE, LAWRENCE J & APRIL L	5	472,074	1000	50,929	4,230.00		
2024	2024-660105405	STROPE, LAWRENCE J & APRIL L	5	495,440	0	54,499	4,548.00		
2023	2023-660105405	STROPE, LAWRENCE J & APRIL L	5	1,887	0	208	17.00		
2022	2022-660105405	STROPE, LAWRENCE J & APRIL L	5	1,887	0	208	17.00		
2021	2021-660105405	STROPE, LAWRENCE J & APRIL L	5	1,887	0	208	18.00		



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Date 04/18/2026  
 Time 10:26:04  
 Page 2

Lot Data	Primary Image
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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,560 / 3,257
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,560
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	944 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

660105405	12/17/25
660105405_003.JPG	12/22/2025

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	

Cost Approach		Manual : 01/2025	
Base Cost	100.84	Total Misc Impr	+ 35,031
Roofing Adj	+ 4.55	Garage Cost	+ 53,723
Subfloor Adj	+ -3.60	Total RCN	= 500,309
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 10,006
Plumbing Adj	+ 8.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 490,303
Adj Base Cost	= 126.36	Lot Value	+ 490,303
Total Area	x 3,257	Indicated Value	= 490,303
Adjusted Cost	= 411,555	Value Per SqFt	150.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	490,303		
Lot Value			
Indicated Value	490,303	150.54	Per SqFt
Agland Value	1,887		
Site Improvements	81,690		
Total Value	573,880	176.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157225	44x8		352	31.77		11,183
PRCH	Slab Porch - Covered	157226	38x14		532	31.21		16,604
FPR1	Fireplace - Residential 1 Story			1 2023	1	7,243.87		7,244



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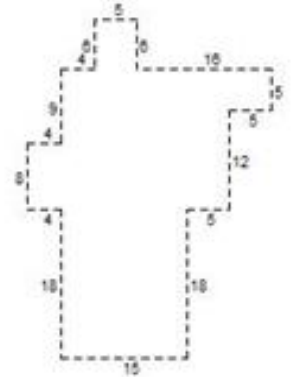
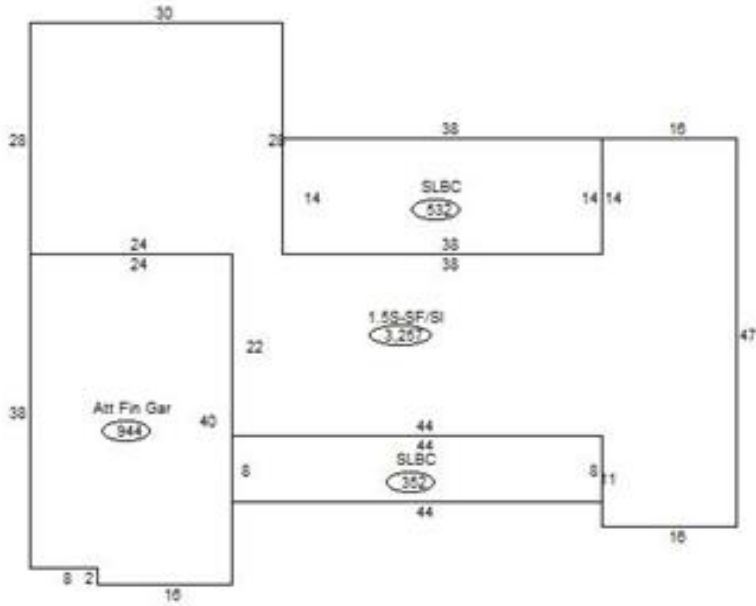
Date 04/18/2026

Time 10:26:04

Page 3

### Sketch Image

660105405



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,560	1.272	3,257
2	U	^UL		20	Upper Level (1)	697	1.000	697
3	G	5		20	Att Fin Gar	944	1.000	944
4	M	PRCH		20	SLBC	352	1.000	352
5	M	PRCH		20	SLBC	532	1.000	532
<b>Total Building Area</b>						<b>2,560</b>		<b>3,257</b>



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Date 04/18/2026  
 Time 10:26:04  
 Page 4

660105405

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x60x12	Concrete	Formed Metal	3,180
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.09 x 3,180)	79,786	79,786	798	78,988
	LOAF	Loafing Shed	12x20x10	Concrete	Formed Metal	240
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (11.85 x 240)	2,844	2,844	142	2,702



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Date 04/18/2026  
Time 10:26:04  
Page 5

### Agland Inventory

660105405

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			6.190	122	122	758	758
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			.420	72	72	30	30
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.390	144	144	56	56
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			7.240	144	144	1,043	1,043
<b>NTV PST Totals</b>						14.240			1,887	1,887
<b>Total Agland</b>						14.240			1,887	1,887