



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	660105961			No Image On File					
Parcel ID	21N15E-25-2-00000-008-0000								
Cadastral ID	25-21-15-00221								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	346437								
WATSON, JOHN P & CHRISTY L									
23229 S 4120 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23229 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	4 - Acres						
Sec/Twn/Rng	25 / 21 / 15 / 2								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.27442924 -95.66539549				Building Permits					
TR DESC 2021-017583 AS COMM SW/C NW; N01.1705W 1283.06' TO POB; N01.1705W 30'; N88.3336E 1320.03'; S01.1619E 299.26'; S88 3518W 500.27'; N01.1619W 269.01'; S88.3336W 819.75' TO POB				Number	Description	Opened	Closed	Amount	
				R21	R23- SPLIT	10/2021	03/2024		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TEAL, RUSSELL E & SARAH E	02/10/2025	134,000	YES
					/	ONE22 PROPERTIES LLC	02/25/2022	135,000	YES
					/	ONE22 PROPERTIES LLC	09/21/2021	0	4
					/	ONE22 PROPERTIES LLC	09/07/2021	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2026	Land Value	135,000	135,000	11%	14,850	Assessed	14,850	1,546.36
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	135,000	135,000		14,850	Total Taxable	14,850	1,546.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105961	WATSON, JOHN P & CHRISTY L			80	135,000	0	14,850	1,547.00
2024	2024-660105961	TEAL, RUSSELL E & SARAH E			80	135,000	0	14,850	1,423.00
2023	2023-660105961	TEAL, RUSSELL E & SARAH E			80	135,000	0	14,850	1,402.00
2022	2022-660105961	TEAL, RUSSELL E & SARAH E			80	66,991	0	7,369	708.00
2021	2021-660105961	ONE22 PROPERTIES LLC			80	734	0	81	8.00



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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	4.0264							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	175,389.00 x .42 = 74,339			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.8160			Gross Rent	0.00			
Lot Value	135,000			Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model	1 Res			
Exterior Wall				Adjustment Model	A2 AO Test			
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value	135,000			
Bed/F/H Bath / /				Indicated Value	135,000	0.00	Per SqFt	
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value	135,000	0.00	Total Value Per SqFt	
Year/Eff Age /								
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 135,000					
Total Area	x	Indicated Value	= 135,000					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value