



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 660105968 Parcel ID 21N15E-25-2-00000-012-0000 Cadastral ID 25-21-15-00225 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 346176 DAFT, BRENDON T & JODIE M 23241 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23241 S 4120 RD Subdivision Lot/Block / Parcel Size 3.76 - Acres Sec/Twn/Rng 25 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS				<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0027.JPG 8/22/2022</p>																																																																											
Legal Description Lat/Long: 36.27426251 -95.66683841 TR DESC 2021-017582 AS COMM SW/C NW; N01.1705W 1253.06' TO POB; N01.1705W 30'; N88.3336E 819.75'; S01.1619E 269.01'; S71 3102W 472.36'; N01.1619W 377.45'; S88.3336W 368.53' TO POB.																																																																															
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-660105968	DAFT, BRENDON T & JODIE M	80	647,468	0	71,222	7,416.00																																																																								
2024	2024-660105968	ONE 22 PROPERTIES LLC	80	677,863	0	74,123	7,105.00																																																																								
2023	2023-660105968	ONE 22 PROPERTIES LLC	80	641,756	0	70,593	6,664.00																																																																								
2022	2022-660105968	ONE 22 PROPERTIES LLC	80	60,182	0	6,620	636.00																																																																								
2021	2021-660105968	ONE22 PROPERTIES LLC	80	496	0	55	6.00																																																																								



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	3.7948		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	165,303.00 x .43 = 71,818		
Factor Value			
Adjustments	2.3924		
Lot Value	171,817		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,871 / 3,625
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,871
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	720 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	638,538	176.15	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	+ 34,651				
Roofing Adj	+ 5.10	Garage Cost	+ 46,382				
Subfloor Adj	+ -3.46	Total RCN	= 577,078				
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 11,542				
Plumbing Adj	+ 7.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 565,536				
Adj Base Cost	= 136.84	Lot Value	+ 171,817				
Total Area	x 3,625	Indicated Value	= 737,353				
Adjusted Cost	= 496,045	Value Per SqFt	203.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	565,536		
Lot Value	171,817		
Indicated Value	737,353	203.41	Per SqFt
Agland Value			
Site Improvements	41,113		
Total Value	778,466	214.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154252	25x6		150	36.64		5,496
PRCH	Slab Porch - Covered	154253	601		601	34.87		20,957
FPR1	Fireplace - Residential 1 Story			1	1	8,198.48		8,198



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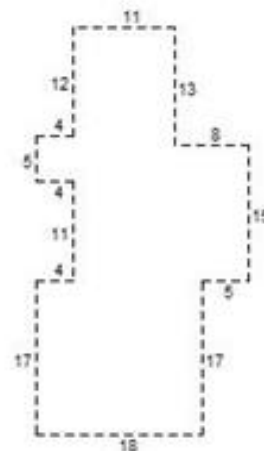
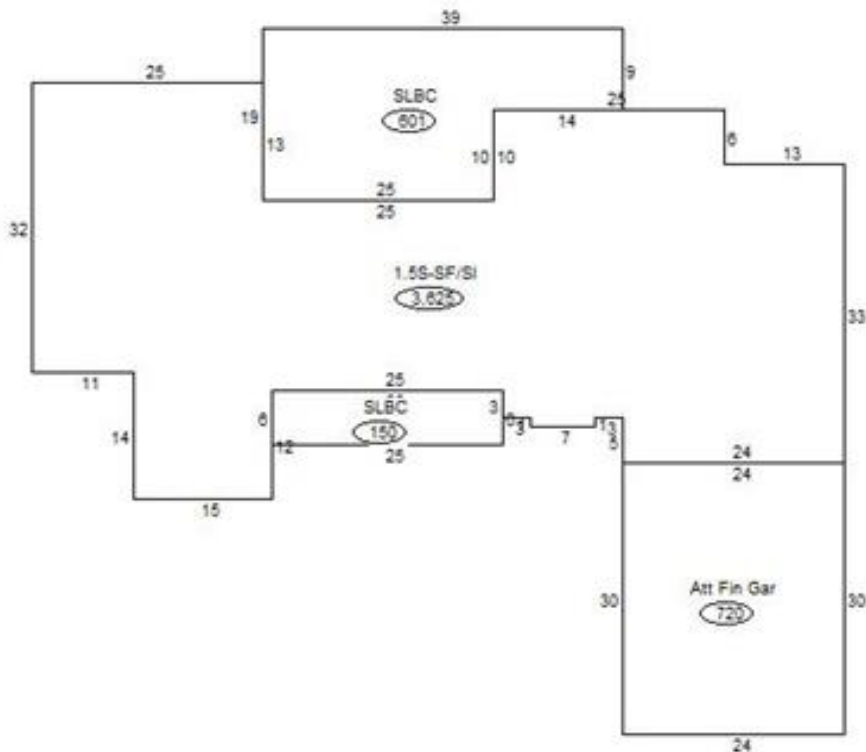
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,871	1.263	3,625
2	G	5		20	Att Fin Gar	720	1.000	720
3	M	PRCH		20	SLBC	150	1.000	150
4	M	PRCH		20	SLBC	601	1.000	601
5	U	^UL		20	Upper Level (1)	754	1.000	754
Total Building Area						2,871		3,625



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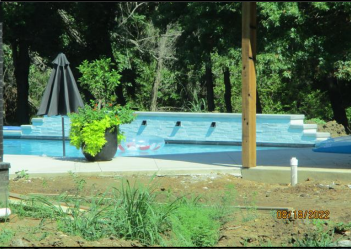

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SG	SWIM-GUNITE	0x0x0			1		
	Qual	Cond	Year	2022	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	30,000		
	RPH	Res. Pool House	14x27x0			378		
	Qual	4	Cond	4	Year	2022	Eff Age	2
	Valuation Summary		Modifier Total		RCN	Depr (2% Phys/ % Func)	RCNLD	
	Base Cost (30.00 x 378)		11,340		11,340	227	11,113	