




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:03:03  
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Assessment Data					Primary Image																																																																										
<b>Account</b> 660107686 <b>Parcel ID</b> 21N15E-13-2-00000-002-0000 <b>Cadastral ID</b> 13-21-15-00211 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 347136 GAYAZOV, VERA & DMITRIY  21221 S 4120 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21221 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 13 / 21 / 15 / 2 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>660107686_001.JPG 6/17/2025</p>																																																																										
<b>Legal Description</b> Lat/Long: 36.30303842 -95.66798748 TR DESC 2022-020057 AS COMM SW/C NW; N01.2052W 910.16' TO POB; N01.2052W 199.41'; N88.3922E 258.56'; N01.1951W 208.78'; N88.3859E 86.60'; S01.2052E 408.13'; S88.3852W 345.22' TO POB.																																																																															
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 Time 11:03:03  
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.988		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	86,595.00 x .88 = 75,915		
Factor Value			
Adjustments	2.4205		
Lot Value	183,752		



660107686\_001.JPG 6/17/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	65% Frame, Siding, Wood 35% Veneer, Masonry
Base/Total Area	2,461 / 2,816
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,461
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	365,251		
Lot Value	183,752		
Indicated Value	549,003	194.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	549,003	194.96	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.61	Total Misc Impr	+ 24,008
Roofing Adj	+ 5.10	Garage Cost	+ 0
Subfloor Adj	+ -4.02	Total RCN	= 368,940
Heat/Cool Adj	+ 16.31	Depreciation ( 1%)	- 3,689
Plumbing Adj	+ 6.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 365,251
Adj Base Cost	= 122.49	Lot Value	+ 183,752
Total Area	x 2,816	Indicated Value	= 549,003
Adjusted Cost	= 344,932	Value Per SqFt	194.96

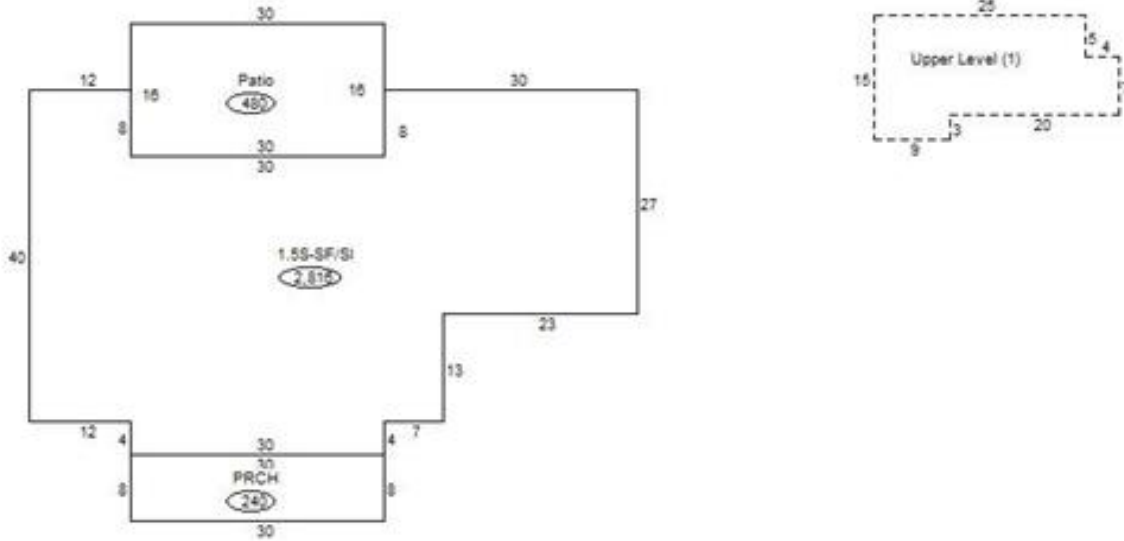
### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172382	30x8		240	32.13		7,711
PATC	Patio - Covered	172383	30x16		480	18.86		9,053
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



Sketch Image

660107686



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	2,461	1.144	2,816
2	U	^UL		20	Upper Level (1)	355	1.000	355
3	M	PRCH		20	PRCH	240	1.000	240
4	M	PATC		20	Patio	480	1.000	480
<b>Total Building Area</b>						2,461		2,816