



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 660108111 Parcel ID 21N15E-25-3-00000-003-0000 Cadastral ID 25-21-15-00243 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 341872 O'SHEILDS, JEFF & SHANNA 23623 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23623 S 4120 RD Subdivision Lot/Block / Parcel Size 2.07 - Acres Sec/Twn/Rng 25 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS		 <p>660108111_001.JPG 9/4/2024</p>																					
Legal Description Lat/Long: 36.27041600 -95.66782966 TR DESC 2023-007493 AS COMM NW/C N2 NW SW; S01.1742E 173.07' TO POB; N88.3728E 520.92'; S01.1742E 173.14'; S88.3755W 520.92'; N01.1742W 173.07' TO POB.		Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R23 05 S23</td> <td>R24 NEW SFR 2850 SQ FT S24 SPLIT</td> <td>07/2023</td> <td>09/2024</td> <td></td> </tr> <tr> <td></td> <td></td> <td>07/2023</td> <td>07/2023</td> <td></td> </tr> </tbody> </table>		Number	Description	Opened	Closed	Amount	R23 05 S23	R24 NEW SFR 2850 SQ FT S24 SPLIT	07/2023	09/2024				07/2023	07/2023						
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/	MAINORD, TROY KEITH II &	06/08/2023	120,000	YES																			

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2024	Land Value	120,000	120,000	11%	13,200	Assessed	66,443	6,918.83
Year Frozen		Improvements	484,025	484,025		53,243	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	604,025	604,025		66,443	Total Taxable	65,443	6,832.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108111	O'SHEILDS, JEFF & SHANNA	80	588,685	1000	63,755	6,656.00		
2024	2024-660108111	O'SHEILDS, JEFF & SHANNA	4	120,000	0	13,200	1,265.00		
2023	2023-660108111	O'SHEILDS, JEFF & SHANNA	4	388	0	43	4.00		



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.0694	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	90,142.00 x .59 = 53,028	
Factor Value		
Adjustments	2.2630	
Lot Value	120,000	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,855 / 2,855
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,855
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	780 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	115.62	Total Misc Impr	+ 37,030				
Roofing Adj	+ 6.06	Garage Cost	+ 47,323				
Subfloor Adj	+ -4.37	Total RCN	= 493,903				
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 9,878				
Plumbing Adj	+ 8.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 484,025				
Adj Base Cost	= 143.45	Lot Value	+ 120,000				
Total Area	x 2,855	Indicated Value	= 604,025				
Adjusted Cost	= 409,550	Value Per SqFt	211.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	484,025		
Lot Value	120,000		
Indicated Value	604,025	211.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	604,025	211.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161049	696		696	33.86		23,567
PRCH	Porch	161050	39x3		117	36.19		4,234
GENR	Generator - Residential Standby		1		1	4,242.00		4,242
ODFP	Outdoor Fireplace/Firepit		1	2024	1	4,987.18		4,987



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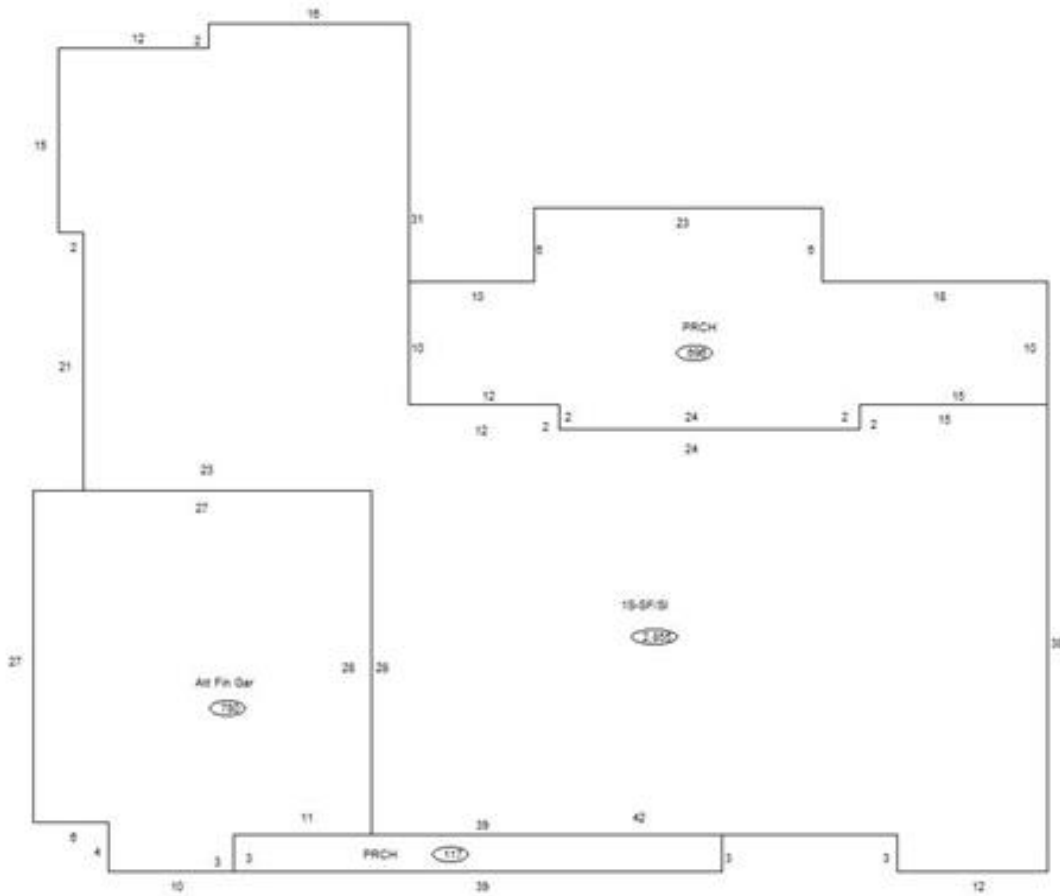
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,855	1.000	2,855
2	G	5		10	Att Fin Gar	780	1.000	780
3	M	PRCH		10	PRCH	696	1.000	696
4	M	PRCH		10	PRCH	117	1.000	117
Total Building Area						2,855		2,855



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78				187	187	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0