



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 660108804 Parcel ID 21N15E-34-4-00000-002-0000 Cadastral ID 34-21-15-03010 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 316001 NYMAN, SCOTT A & TAMERA J 24400 S 4106 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24654 S 4106 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 1 - Acres Sec/Twn/Rng 34 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS	<p>660108804_001.JPG 1/27/2026</p>																				
Legal Description Lat/Long: 36.25423474 -95.69145385 TR DESC 2024-002226 AS S 180' E 242' N2 SE NW SE	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>R24 177</td> <td>NEW SFR 2533 SQ FT</td> <td>06/2024</td> <td>01/2026</td> <td>350,000</td> </tr> <tr> <td>S24</td> <td>S25 SPLIT</td> <td>03/2024</td> <td>01/2026</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R24 177	NEW SFR 2533 SQ FT	06/2024	01/2026	350,000	S24	S25 SPLIT	03/2024	01/2026						
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R24 177	NEW SFR 2533 SQ FT	06/2024	01/2026	350,000																	
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>NYMAN, SCOTT A & TAMERA J</td> <td>02/23/2024</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	NYMAN, SCOTT A & TAMERA J	02/23/2024	0	4
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Bk/Pg	Grantor	Date	Price	Code																	
/	NYMAN, SCOTT A & TAMERA J	02/23/2024	0	4																	

Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax		
Remove Cap		Land Value	34,848	7,813	11%	859	Assessed	39,569	4,120.39	
Year Frozen		Improvements	351,911	351,911		38,710	Penalty	0		
Uncapped Value	351,911	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	386,759	359,724		39,569	Total Taxable	39,569	4,120.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108804	NYMAN, SCOTT A & TAMERA J	4	34,848	0	819	86.00	
2024	2024-660108804	NYMAN, SCOTT A & TAMERA J	4	34,848	0	780	75.00	



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Lot Data		Square-Foot - NBHD 6090 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	43,560.00 x .80 =	34,848
Factor Value		
Adjustments	1.0000	
Lot Value		34,848



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,700 / 2,540
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,700
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,052 Attached Garage - Finished
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	351,911
Lot Value	34,848
Indicated Value	386,759
Agland Value	152.27 Per SqFt
Site Improvements	
Total Value	386,759 152.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.09	Total Misc Impr	+ 16,689
Roofing Adj	+ 3.72	Garage Cost	+ 49,065
Subfloor Adj	+ -2.40	Total RCN	= 355,466
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,555
Plumbing Adj	+ 5.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 351,911
Adj Base Cost	= 114.06	Lot Value	+ 34,848
Total Area	x 2,540	Indicated Value	= 386,759
Adjusted Cost	= 289,712	Value Per SqFt	152.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194672	40x8		320	28.41		9,091
PATC	Patio - Covered	194673	28x16		448	16.96		7,598



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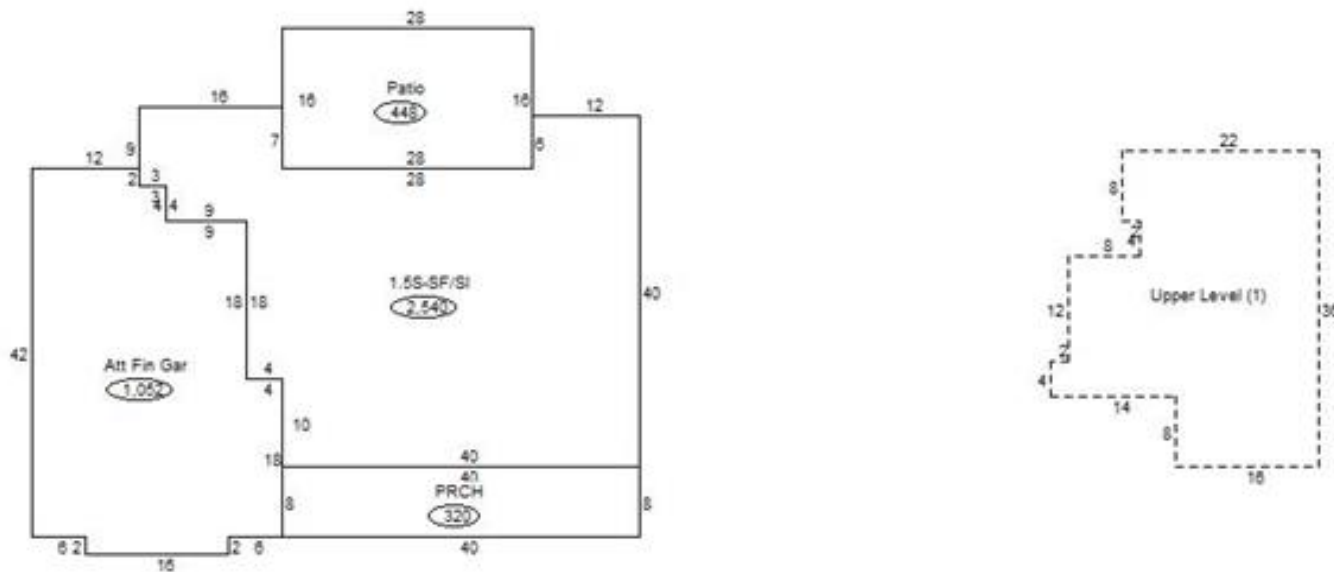
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Sketch Image

660108804



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	1,700	1.494	2,540
2	U	^UL		20	Upper Level (1)	840	1.000	840
3	G	5		20	Att Fin Gar	1,052	1.000	1,052
4	M	PRCH		20	PRCH	320	1.000	320
5	M	PATC		20	Patio	448	1.000	448
Total Building Area						1,700		2,540