



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:17:59
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Assessment Data					Primary Image																																								
Account 660108805 Parcel ID 21N15E-34-4-00000-003-0000 Cadastral ID 34-21-15-03020 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 24600 S 4106 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 34 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																													
Legal Description Lat/Long: 36.25472903 -95.69144647																																													
TR DESC 2024-002227 AS COMM SE/C N2 SE NW SE; N00.1721E 180' TO POB; N00.1721E 180'; N89.5139W 242'; S00.1721W 180'; S89.5139E 242' TO POB.					Building Permits																																								
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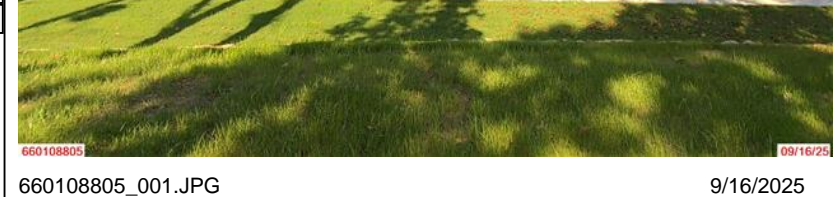
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,560.00 x .80 = 34,848	
Factor 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	1,701 / 2,531
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,701
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,109 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



660108805_001.JPG 9/16/2025

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	

Cost Approach				Manual : 01/2025			
Base Cost	93.15	Total Misc Impr	+ 22,907				
Roofing Adj	+ 3.74	Garage Cost	+ 51,724				
Subfloor Adj	+ -2.41	Total RCN	= 366,632				
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,666				
Plumbing Adj	+ 6.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 362,966				
Adj Base Cost	= 115.37	Lot Value	+ 34,848				
Total Area	x 2,531	Indicated Value	= 397,814				
Adjusted Cost	= 292,001	Value Per SqFt	157.18				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	362,966		
Lot Value	34,848		
Indicated Value	397,814	157.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	397,814	157.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	174110	40x8		320	28.41		9,091
PATC	Patio - Covered	174111	29x16		464	16.96		7,869
FPPF	Fireplace - Prefabricated			1 2025	1	5,947.13		5,947

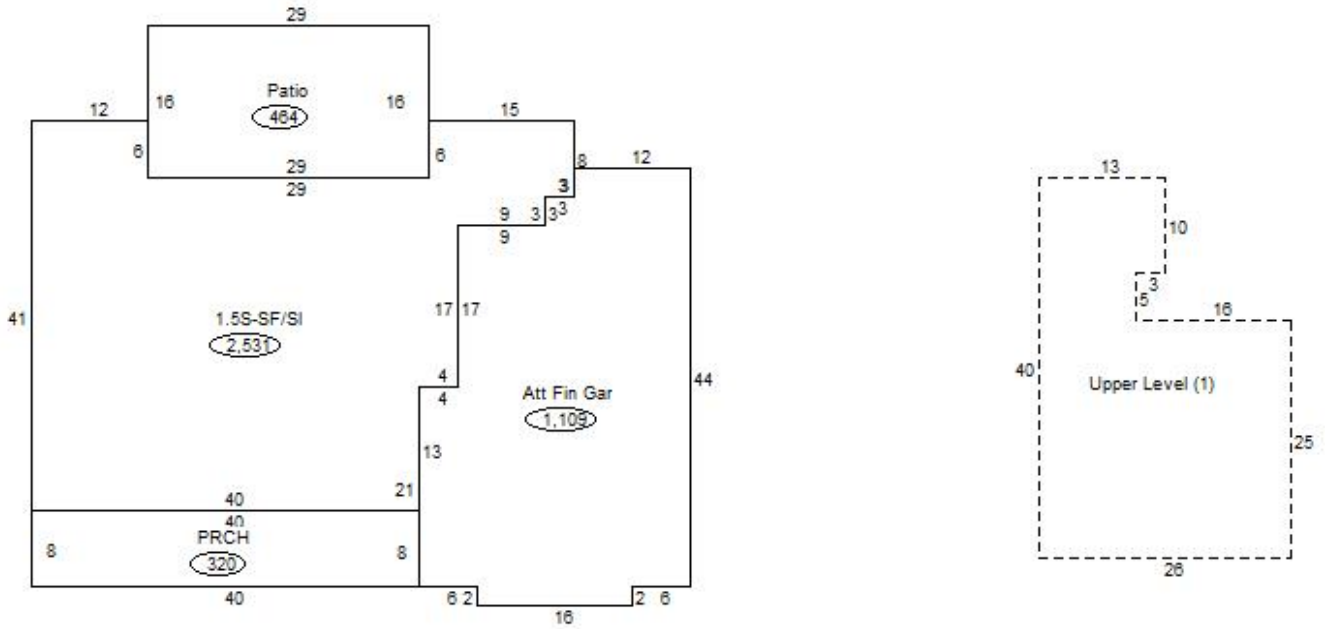


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Sketch Image

660108805



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	1,701	1.488	2,531
2	U	^UL		20	Upper Level (1)	830	1.000	830
3	G	5		20	Att Fin Gar	1,109	1.000	1,109
4	M	PRCH		20	PRCH	320	1.000	320
5	M	PATC		20	Patio	464	1.000	464
Total Building Area						1,701		2,531