Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660000035
Parcel ID 19N16E-01-4-00000-000-0000
Cadastral ID 01-19-16-03300
Property Type REAL - Real Property
Property Class RA **VI Area** 3
Tax Area 2 - INOLA RURAL
Name ID 341000

RAWDING, CAROL S &
ERICK A RAWDING

PO BOX 55
CLAREMORE OK 74018-0000

Parcel Location

Situs 31710 S 4190 RD
Subdivision
Lot/Block / **Parcel Size** 120 - Acres
Sec/Twn/Rng 1 / 19 / 16 / 4
Neighborhood 1916 - UNPLATTED
School District S005 - INOLA SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.15220479 -95.55243133

N2 SE & SW SE

Building Permits

Number	Description	Opened	Closed	Amount
R17	R17-NEW SFR	05/2015	05/2016	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	RAWDING, STEVEN E &	03/10/2023	0	WB
2408/776	RAWDING, STEVEN E	06/23/2014	0	4
2397/154	RAWDING, INEZ L &/OR	07/09/2008	0	4
1432/500	RAWDING, INEZ L	12/10/2002	0	4

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	13,216	13,216	11%	1,454
Improvements	429,137	429,137		47,205
Mobile Home	0	0		0
Total Value	442,353	442,353		48,659

Levy Rate	80.060	Current Tax
Assessed	48,659	3,895.64
Penalty	0	
Exemption	1,000	-80.00
Total Taxable	47,659	3,816.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000035	RAWDING, CAROL S &	2	440,883	1000	47,497	3,803.00
2024	2024-660000035	RAWDING, CAROL S &	2	450,652	1000	48,572	3,906.00
2023	2023-660000035	RAWDING, CAROL S &	2	507,357	1000	50,763	4,088.00
2022	2022-660000035	RAWDING, STEVEN E & CAROL S	2	507,357	1000	47,791	3,876.00
2021	2021-660000035	RAWDING, STEVEN E & CAROL S	2	437,570	1000	46,370	3,716.00
2020	2020-660000035	RAWDING, STEVEN E & CAROL S	2	429,625	1000	44,991	3,634.00
2019	2019-660000035	RAWDING, STEVEN E & CAROL S	2	405,918	1000	43,651	3,606.00
2018	2018-660000035	RAWDING, STEVEN E & CAROL S	2	419,028	1000	45,093	3,764.00
2017	2017-660000035	RAWDING, STEVEN E & CAROL S	2	413,738	1000	44,511	3,745.00
2016	2016-660000035	RAWDING, STEVEN E & CAROL S	2	65,419	0	7,196	612.00
2015	2015-660000035	RAWDING, STEVEN E & CAROL S	2	64,459	0	7,091	615.00
2014	2014-660000035	RAWDING, STEVEN E & CAROL S	2	65,421	0	7,196	646.00
2013	2013-660000035	RAWDING, INEZ L &/OR	2	65,421	0	7,196	606.00

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Lot Data

Units-Buildable - UNPLATTED (UNITS BUILDABLE)

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,124 / 3,196
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,124
Fixture/Rghln	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	1,012 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

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		88.92	Total Misc Impr	+	50,103
Roofing Adj	+	3.08	Garage Cost	+	30,147
Subfloor Adj	+	-1.45	Total RCN	=	425,546
Heat/Cool Adj	+	12.64	Depreciation (8%)	-	34,044
Plumbing Adj	+	4.85	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	391,502
Adj Base Cost	=	108.04	Lot Value	+	
Total Area	x	3,196	Indicated Value	=	391,502
Adjusted Cost	=	345,296	Value Per SqFt		122.50

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	391,502		
Lot Value			
Indicated Value	391,502	122.50	Per SqFt
Agland Value	13,216		
Site Improvements	37,635		
Total Value	833,855	260.91	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	128718	1136		1,136	24.05		27,321
PRCH	SLAB PORCH - COVERED	128719	20x20		400	25.68		10,272
PRCH	SLAB PORCH - COVERED	128720	12x10		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	128721	14x10		140	26.49		3,709

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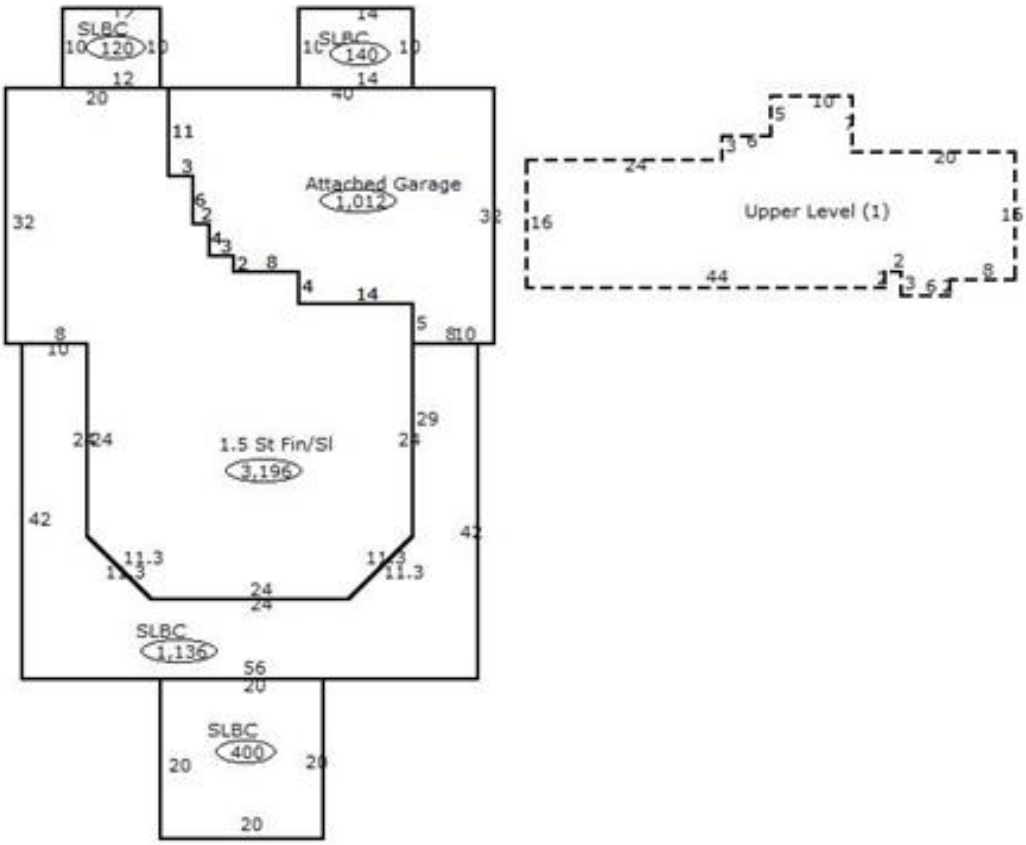
Sketch Image 660000035



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/Sl	2,124	1.505	3,196
2	U	^UL		20	Upper Level (1)	1,072	1.000	1,072
3	G	1		20	Attached Garage	1,012	1.000	1,012
4	M	PRCH		20	SLBC	1,136	1.000	1,136
5	M	PRCH		20	SLBC	400	1.000	400
6	M	PRCH		20	SLBC	120	1.000	120
7	M	PRCH		20	SLBC	140	1.000	140
					Total Building Area	2,124		3,196

Outbuildings/Site Improvements 660000035

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x40x10	Concrete	Formed Metal	960
	Qual 3	**Cond** 3	**Year** 2022	**Eff Age** 3		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (31.86 x 960)	30,586		30,586	1,529	29,057

	UTIL	Utility Building	8x40x10	Concrete	Formed Metal	320
	Qual 3	**Cond** 3	**Year** 2010	**Eff Age** 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (31.86 x 320)	10,195		10,195	2,549	7,646

	PRCH	Porch	10x10x0			100
	Qual 3	**Cond** 3	**Year** 2000	**Eff Age** 20		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (26.62 x 100)	2,662		2,662	1,730	932

Agland Inventory 660000035

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			32.293	142	142	4,573	4,573
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			11.102	54	54	600	600
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			1.283	192	192	246	246
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.873	168	168	147	147
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			6.515	192	192	1,251	1,251
HC	HECTOR STONY SANDY LOAM	TMBR	20			17.117	36	36	616	616
RMB	RIVERTON LOAM 1-3% SLOPES	TMBR	75			8.074	135	135	1,090	1,090
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			42.745	110	110	4,693	4,693
				TMBR Totals		120.000			13,216	13,216
				Total Agland		120.000			13,216	13,216