



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	660000383			No Image On File					
Parcel ID	20N16E-01-3-00000-000-0000								
Cadastral ID	01-20-16-00310								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	56774								
WARDEN, HARRY T &									
SHARON O									
25725 S RIVERBIRCH									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	114.62 - Acres						
Sec/Twn/Rng	1 / 20 / 16 / 3								
Neighborhood	2016 - UNPLATTED LAND								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.23962677 -95.56090217									
Building Permits									
N/2 SW & N2 SW SW & N2 SE SW; LESS 5.38 AC TO STATE HWY 88 ROW.				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					949/376	HIGHFILL, BOB ET AL	03/11/1994	68,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	15,911	15,911	11%	1,750	Assessed	2,492	206.96
Year Frozen	0	Improvements	15,239	6,746		742	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	31,150	22,657		2,492	Total Taxable	2,492	207.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000383	WARDEN, HARRY T &			5	21,998	0	2,420	201.00
2024	2024-660000383	WARDEN, HARRY T &			5	21,744	0	2,363	197.00
2023	2023-660000383	WARDEN, HARRY T &			5	20,859	0	2,294	191.00
2022	2022-660000383	WARDEN, HARRY T &			5	20,859	0	2,294	191.00
2021	2021-660000383	WARDEN, HARRY T &			5	26,515	0	2,916	247.00
2020	2020-660000383	WARDEN, HARRY T &			5	26,314	0	2,894	245.00
2019	2019-660000383	WARDEN, HARRY T &			5	25,748	0	2,832	245.00
2018	2018-660000383	WARDEN, HARRY T &			5	26,329	0	2,896	251.00
2017	2017-660000383	WARDEN, HARRY T &			5	25,931	0	2,852	233.00
2016	2016-660000383	WARDEN, HARRY T &			5	25,931	0	2,852	243.00
2015	2015-660000383	WARDEN, HARRY T &			5	25,748	0	2,832	239.00
2014	2014-660000383	WARDEN, HARRY T &			5	25,946	0	2,854	245.00
2013	2013-660000383	WARDEN, HARRY T &			5	25,946	0	2,854	249.00



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Lot Data		Primary Image						
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent	0.00					
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model	1 Res					
Base/Total Area	/	Adjustment Model	A2 AO Test					
Style		Comparables						
HVAC		Indicated Value						
Roof Cover		Value Reconciliation						
Area on Slab		Selected Approach	Cost Approach					
Fixture/RghIn	/	Improvements						
Bed/F/H Bath	/ /	Lot Value						
Basement Area		Indicated Value	0.00 Per SqFt					
Garage Type		Agland Value	15,911					
Remodel		Site Improvements	15,239					
Year/Eff Age	/	Total Value	31,150 0.00 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	26x30x10	Dirt	Formed Metal	780
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (21.13 x 780)	16,481		16,481	2,472	14,009

	LOAF	Loafing Shed	16x20x8	Dirt	Formed Metal	320
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (7.12 x 320)	2,278		2,278	1,048	1,230



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			8.350	143	143	1,192	1,192
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			33.717	122	122	4,127	4,127
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.082	92	92	7	7
CO	COLLINSVILLE STONY LOAM	NTV PST	22			.865	53	53	46	46
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			21.764	168	168	3,656	3,656
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			15.290	144	144	2,202	2,202
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			.013	144	144	2	2
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.794	192	192	1,113	1,113
OS	OSAGE CLAY	TMBR	58			1.308	104	104	137	137
OS	OSAGE CLAY	NTV PST	58			.014	139	139	2	2
VD	VERDIGRIS SILT LOAM	TMBR	95			3.713	171	171	635	635
VE	VERDIGRIS CLAY LOAM	TMBR	90			10.021	162	162	1,623	1,623
VE	VERDIGRIS CLAY LOAM	NTV PST	90			.070	216	216	15	15
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			13.537	85	85	1,145	1,145
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			.082	113	113	9	9
NTV PST Totals						114.620			15,911	15,911
Total Agland						114.620			15,911	15,911