



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	660001147													
Parcel ID	20N15E-02-2-00000-000-0000													
Cadastral ID	02-20-15-02100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	328425													
LINTHICUM, RACHEL														
8124 E 530 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	08124 E 530 RD													
Subdivision														
Lot/Block	/	Parcel Size	2 - Acres											
Sec/Twn/Rng	2 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24904920 -95.68799748														
THE N 295.5' W 295.5' NE 9.8 ACRES LOT 4														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	YOUNG, HORACE FINLEY TRUSTEE	07/31/2019	158,000	YES										
475/689	SELLER	02/22/1974	15,033	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2020	Land Value	60,439	60,439	11%	6,648	Assessed	18,893						
Year Frozen	2012	Improvements	111,321	111,321		12,245	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	171,760	171,760		18,893	Total Taxable	18,893						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001147	LINTHICUM, RACHEL	4	184,831	0	20,332	2,117.00							
2024	2024-660001147	LINTHICUM, RACHEL	4	192,944	0	19,550	1,874.00							
2023	2023-660001147	LINTHICUM, RACHEL	4	176,205	0	18,620	1,758.00							
2022	2022-660001147	LINTHICUM, RACHEL	4	161,206	0	17,733	1,705.00							
2021	2021-660001147	LINTHICUM, RACHEL	4	159,186	0	17,510	1,638.00							
2020	2020-660001147	LINTHICUM, RACHEL	4	156,860	0	17,255	1,618.00							
2019	2019-660001147	LINTHICUM, RACHEL	4	103,384	1000	6,948	672.00							
2018	2018-660001147	YOUNG, HORACE FINLEY TRUSTEE	4	103,629	1000	6,947	672.00							
2017	2017-660001147	YOUNG, HORACE FINLEY TRUSTEE	4	102,864	1000	6,947	674.00							
2016	2016-660001147	YOUNG, HORACE FINLEY TRUSTEE	4	100,587	1000	6,947	676.00							
2015	2015-660001147	YOUNG, HORACE FINLEY TRUSTEE	4	98,786	1000	6,948	681.00							
2014	2014-660001147	YOUNG, HORACE FINLEY TRUSTEE	4	99,443	1000	6,948	645.00							
2013	2013-660001147	YOUNG, HORACE FINLEY &	4	92,594	1000	6,947	668.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.0747 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 90,374.00 x .48 = 43,285 Factor Value Adjustments 1.3963 Lot Value 60,439		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0309\IMG_0015. 3/9/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,406 / 1,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 37



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	152,916	108.76	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	96.65	Total Misc Impr	+	6,148	
Roofing Adj	+ 4.50	Garage Cost	+	14,784	
Subfloor Adj	+ 1.21	Total RCN	=	198,707	
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	91,405	
Plumbing Adj	+ 12.61	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	107,302	
Adj Base Cost	= 126.44	Lot Value	+	60,439	
Total Area	x 1,406	Indicated Value	=	167,741	
Adjusted Cost	= 177,775	Value Per SqFt		119.30	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,302		
Lot Value	60,439		
Indicated Value	167,741	119.30	Per SqFt
Agland Value			
Site Improvements	4,019		
Total Value	171,760	122.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3005	22x4		88	23.99		2,111
PATC	Patio - Covered	3006	18x14		252	16.02		4,037



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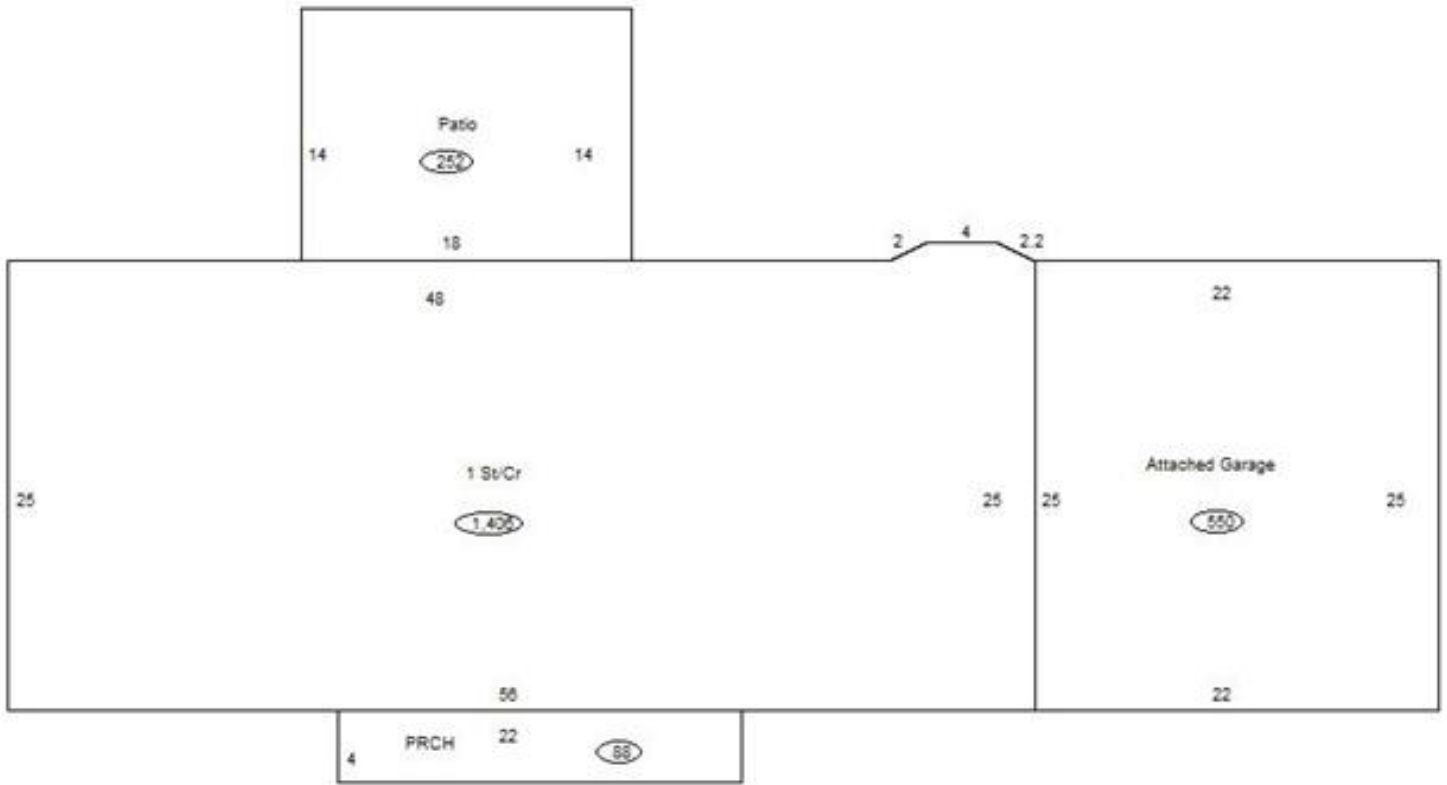
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,406	1.000	1,406
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	PRCH	88	1.000	88
4	M	PATC		10	Patio	252	1.000	252
Total Building Area						1,406		1,406



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x18x8	Plank	Formed Metal	288
	Qual	3	Cond	3	Year	2015
				Eff Age	8	

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (22.15 x 288)	6,379		6,379	2,360
				4,019