



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:38:51
Page 1

Assessment Data					Primary Image				
Account	660001543								
Parcel ID	21N16E-02-2-00000-000-0000								
Cadastral ID	02-21-16-02500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	334970								
FOSTER LIVING TRUST									
19155 S LAKE DR CLAREMORE OK 74017									
Parcel Location									
Situs	19155 S LAKE DR								
Subdivision									
Lot/Block	/	Parcel Size	1.85 - Acres						
Sec/Twn/Rng	2 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.33391199 -95.57279838									
NE 2.50 AC SW 10 AC OF LOT 3 LESS N 86' THEREOF									
Building Permits									
Number	Description	Opened	Closed	Amount					
WP2015 05 18R16-NEW POOL NO HEAT		05/2015	12/2015						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HANNAH, FRED L	07/01/2021	825,000	YES					
2510/164	HANNAH, FRED L	01/29/2014	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2022	Land Value	52,484	52,484	11%	5,773	Assessed	80,671 6,699.73	
Year Frozen	0	Improvements	729,742	680,887		74,898	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	782,226	733,371		80,671	Total Taxable	79,671 6,617.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001543	FOSTER LIVING TRUST	5	712,011	1000	77,321	6,422.00		
2024	2024-660001543	FOSTER LIVING TRUST	5	745,258	1000	80,979	6,758.00		
2023	2023-660001543	FOSTER LIVING TRUST	5	825,000	1000	89,750	7,473.00		
2022	2022-660001543	FOSTER LIVING TRUST	5	825,000	1000	89,750	7,465.00		
2021	2021-660001543	FOSTER LIVING TRUST	5	576,219	1000	60,225	5,109.00		
2020	2020-660001543	HANNAH, FRED L & JOYCE E	5	570,948	1000	58,441	4,948.00		
2019	2019-660001543	HANNAH, FRED L & JOYCE E	5	539,276	1000	56,710	4,911.00		
2018	2018-660001543	HANNAH, FRED L & JOYCE E	5	554,646	1000	55,030	4,771.00		
2017	2017-660001543	HANNAH, FRED L & JOYCE E	5	548,999	1000	53,398	4,355.00		
2016	2016-660001543	HANNAH, FRED L & JOYCE E	5	533,903	1000	51,813	4,420.00		
2015	2015-660001543	HANNAH, FRED L	5	497,466	1000	50,275	4,248.00		
2014	2014-660001543	HANNAH, FRED L	5	500,235	1000	48,782	4,186.00		
2013	2013-660001543	HANNAH, FRED L	5	467,863	1000	47,332	4,123.00		



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Date 04/18/2026
Time 06:38:51
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.7383	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	75,722.00 x .69 = 52,484	
Factor Value		
Adjustments	1.0000	
Lot Value	52,484	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	3,999 / 5,508
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,999
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	891 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12

Cost Approach		Manual : 01/2025	
Base Cost	98.75	Total Misc Impr	+ 49,540
Roofing Adj	+ 4.21	Garage Cost	+ 43,133
Subfloor Adj	+ -3.09	Total RCN	= 769,000
Heat/Cool Adj	+ 17.38	Depreciation (12%)	- 92,280
Plumbing Adj	+ 5.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 676,720
Adj Base Cost	= 122.79	Lot Value	+ 52,484
Total Area	x 5,508	Indicated Value	= 729,204
Adjusted Cost	= 676,327	Value Per SqFt	132.39



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	803,422	145.86	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

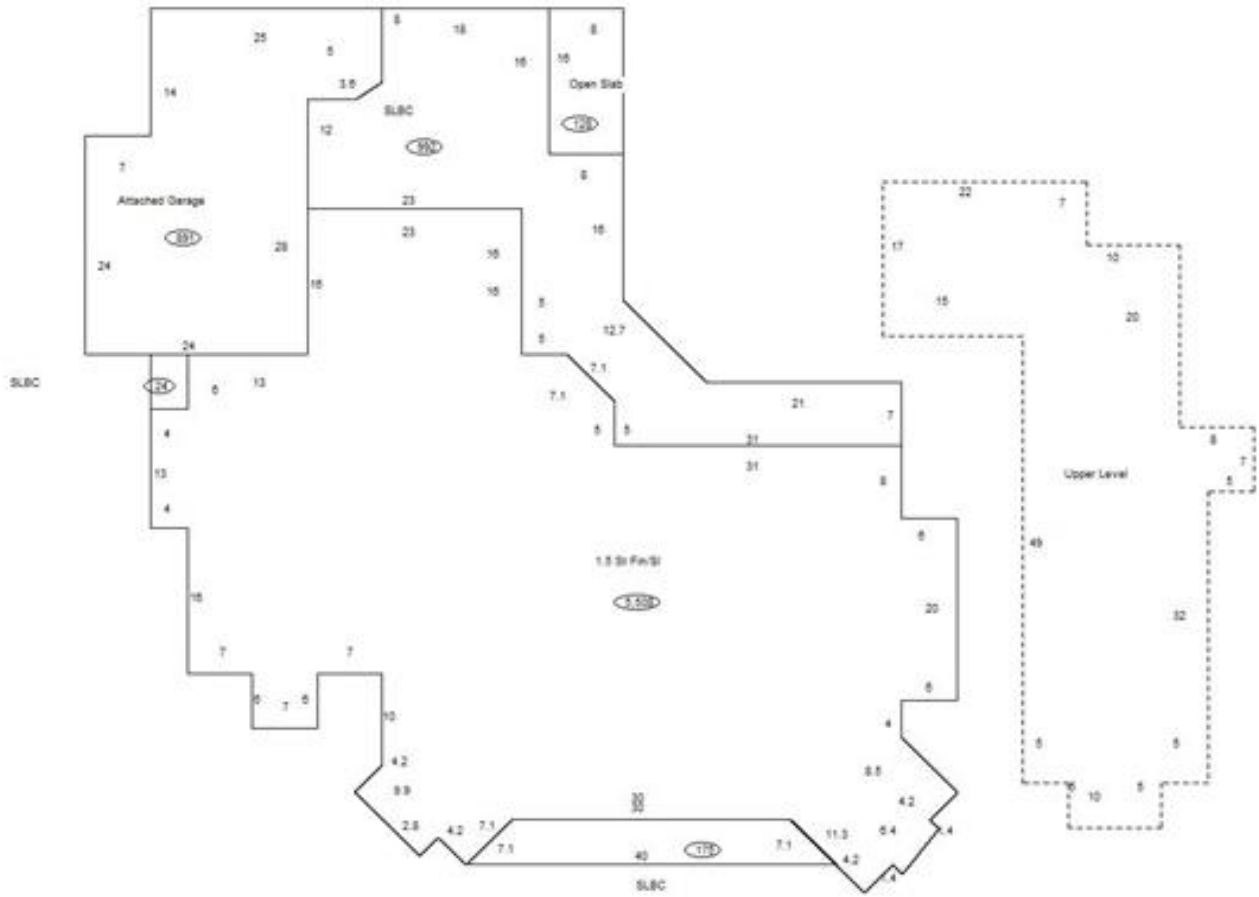
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	676,720		
Lot Value	52,484		
Indicated Value	729,204	132.39	Per SqFt
Agland Value			
Site Improvements	53,022		
Total Value	782,226	142.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	4267		992	992	33.03		32,766
PATO	SLAB PORCH - OPEN	4268	16x8		128	14.88		1,905
PRCH	SLAB PORCH - COVERED	4269	6x4		24	36.60		878
PRCH	SLAB PORCH - COVERED	4270	175		175	35.83		6,270



Sketch Image

660001543



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,999	1.377	5,508
2	U	^UL	Overhang	13	Upper Level	1,509	1.000	1,509
3	G	1		13	Attached Garage	891	1.000	891
4	M	PRCH		13	SLBC	992	1.000	992
5	M	PATO		13	Open Slab	128	1.000	128
6	M	PRCH		13	SLBC	24	1.000	24
7	M	PRCH		13	SLBC	175	1.000	175
Total Building Area						3,999		5,508



Rogers



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Date 04/18/2026
 Time 06:38:51
 Page 4

660001543

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2015	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000
	UTIL	SHOP BUILDING	0x0x0			736
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (31.28 x 736)	23,022		23,022	23,022