



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 660001549 Parcel ID 21N16E-02-4-00000-000-0000 Cadastral ID 02-21-16-03000 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 86794 CHILDERS, LINDA M & RICHARD G OATH TRUST 14857 E 480 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14857 E 480 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 2 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.32272321 -95.56393824									
E2 SW SE SE					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	838/256			6,700	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	0	Land Value	83,061	52,160	11%	5,738	Assessed	22,036	1,830.09
Year Frozen	0	Improvements	167,497	148,157		16,298	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	250,558	200,317		22,036	Total Taxable	21,036	1,747.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001549	CHILDERS, LINDA M & RICHARD G			5	238,503	1000	20,393	1,694.00
2024	2024-660001549	CHILDERS, RICHARD G &			5	247,449	1000	19,770	1,650.00
2023	2023-660001549	CHILDERS, RICHARD G &			5	183,795	1000	19,166	1,596.00
2022	2022-660001549	CHILDERS, RICHARD G &			5	181,592	1000	18,578	1,545.00
2021	2021-660001549	CHILDERS, RICHARD G &			5	173,652	1000	18,008	1,528.00
2020	2020-660001549	CHILDERS, RICHARD G &			5	171,185	1000	17,454	1,478.00
2019	2019-660001549	CHILDERS, RICHARD G &			5	162,880	1000	16,917	1,465.00
2018	2018-660001549	CHILDERS, RICHARD G &			5	170,477	1000	16,587	1,438.00
2017	2017-660001549	CHILDERS, RICHARD G &			5	169,343	1000	16,075	1,311.00
2016	2016-660001549	CHILDERS, RICHARD G &			5	165,808	1000	15,578	1,329.00
2015	2015-660001549	CHILDERS, RICHARD G &			5	162,252	1000	15,095	1,275.00
2014	2014-660001549	CHILDERS, RICHARD G &			5	166,592	1000	14,626	1,255.00
2013	2013-660001549	CHILDERS, RICHARD G &			5	158,917	1000	14,171	1,234.00




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.9341 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 214,929.00 x .39 = 83,061 Factor Value Adjustments 1.0000 Lot Value 83,061		 <p style="text-align: right; color: orange;">03/27/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

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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	197,379	97.91	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,197		
Lot Value	83,061		
Indicated Value	214,258	106.28	Per SqFt
Agland Value			
Site Improvements	36,300		
Total Value	250,558	124.28	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.39	Total Misc Impr	+ 8,082				
Roofing Adj	+ 4.69	Garage Cost	+ 0				
Subfloor Adj	+ -2.19	Total RCN	= 273,327				
Heat/Cool Adj	+ 12.64	Depreciation (52%)	- 142,130				
Plumbing Adj	+ 5.04	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 131,197				
Adj Base Cost	= 131.57	Lot Value	+ 83,061				
Total Area	x 2,016	Indicated Value	= 214,258				
Adjusted Cost	= 265,245	Value Per SqFt	106.28				

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
SHLT	STORM SHELTER	0		1	2003	0.00		
PATO	SLAB PORCH - OPEN	4288	14x12		168	10.85		1,823
PRCH	SLAB PORCH - COVERED	144956	6x4		24	26.85		644



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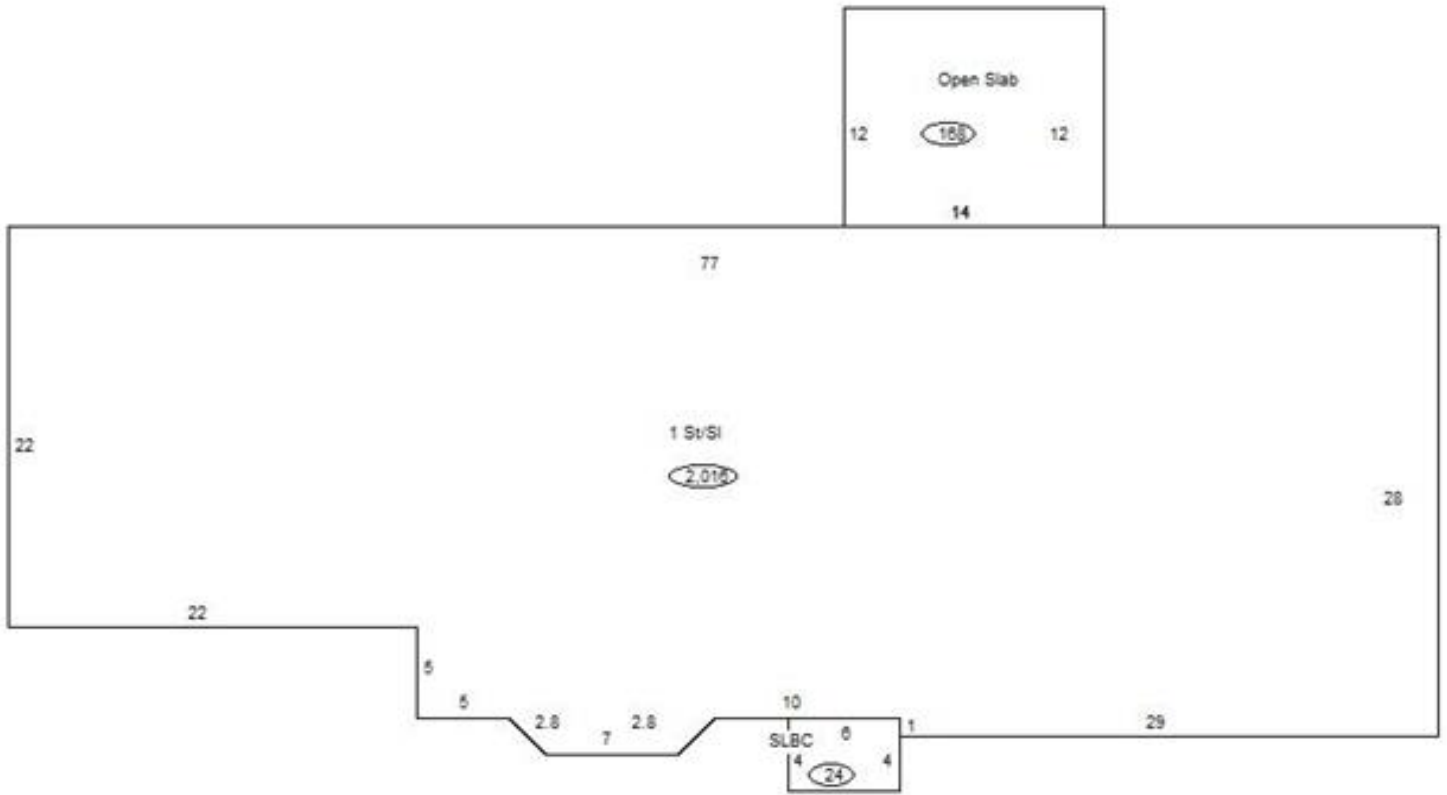
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,016	1.000	2,016
2	M	PATO		10	Open Slab	168	1.000	168
3	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2006	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)	36,300		36,300		36,300
	BARN	BARN	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)	6,288		6,288	6,288	