



# 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	660001567													
Parcel ID	21N16E-02-3-00000-000-0000													
Cadastral ID	02-21-16-04500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	342505													
SH100 LLC														
PO BOX 700176														
TULSA	OK 74170-0000													
Parcel Location														
Situs	14215 E 480 RD													
Subdivision														
Lot/Block	/	Parcel Size 1 - Acres												
Sec/Twn/Rng	2 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description														
E 132' S 330' OF SE SW SW LESS CO RD														
Lat/Long: 36.32226298 -95.57472285														
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 colspan="5"> </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										
/	RAINWATER, JOYCE D	10/27/2025	85,000	22										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2026	Land Value	43,027	43,027	11%	4,733	Assessed	9,350						
Year Frozen	2011	Improvements	41,973	41,973		4,617	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	85,000	85,000		9,350	Total Taxable	9,350						
								777.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001567	RAINWATER, JOYCE D	5	87,172	1000	5,649	469.00							
2024	2024-660001567	RAINWATER, MACK H & JOYCE D	5	90,098	1000	5,649	471.00							
2023	2023-660001567	RAINWATER, MACK H & JOYCE D	5	69,570	1000	5,649	470.00							
2022	2022-660001567	RAINWATER, MACK H & JOYCE D	5	66,128	1000	5,649	470.00							
2021	2021-660001567	RAINWATER, MACK H & JOYCE D	5	71,718	1000	5,649	479.00							
2020	2020-660001567	RAINWATER, MACK H & JOYCE D	5	70,849	1000	5,649	478.00							
2019	2019-660001567	RAINWATER, MACK H & JOYCE D	5	87,523	1000	5,649	489.00							
2018	2018-660001567	RAINWATER, MACK H & JOYCE D	5	91,609	1000	5,650	490.00							
2017	2017-660001567	RAINWATER, MACK H & JOYCE D	5	90,702	1000	5,649	461.00							
2016	2016-660001567	RAINWATER, MACK H & JOYCE D	5	88,911	1000	5,650	482.00							
2015	2015-660001567	RAINWATER, MACK H & JOYCE D	5	91,288	1000	5,649	477.00							
2014	2014-660001567	RAINWATER, MACK H & JOYCE D	5	93,879	1000	5,649	485.00							
2013	2013-660001567	RAINWATER, MACK H & JOYCE D	5	91,199	1000	5,649	492.00							




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0324 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,969.00 x .87 = 38,953 <b>Factor Value</b> <b>Adjustments</b> 1.1046 <b>Lot Value</b> 43,027		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	15% Veneer, Masonry 85% Frame, Siding, Wood
<b>Base/Total Area</b>	708 / 1,416
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1956 / 70

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	84,268	59.51	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	76.46	<b>Total Misc Impr</b>	+ 1,517				
<b>Roofing Adj</b>	+ 2.41	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 1.40	<b>Total RCN</b>	= 126,890				
<b>Heat/Cool Adj</b>	+ 1.65	<b>Depreciation ( 75%)</b>	- 95,168				
<b>Plumbing Adj</b>	+ 6.62	<b>Lump Sums</b>	+ 1,803				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 33,525				
<b>Adj Base Cost</b>	= 88.54	<b>Lot Value</b>	+ 43,027				
<b>Total Area</b>	x 1,416	<b>Indicated Value</b>	= 76,552				
<b>Adjusted Cost</b>	= 125,373	<b>Value Per SqFt</b>	54.06				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	33,525		
<b>Lot Value</b>	43,027		
<b>Indicated Value</b>	76,552	54.06	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,448		
<b>Total Value</b>	85,000	60.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4330	12x6		72	21.07		1,517
BALW	BALCONY - WOOD	4332	12x6		72	25.04		1,803



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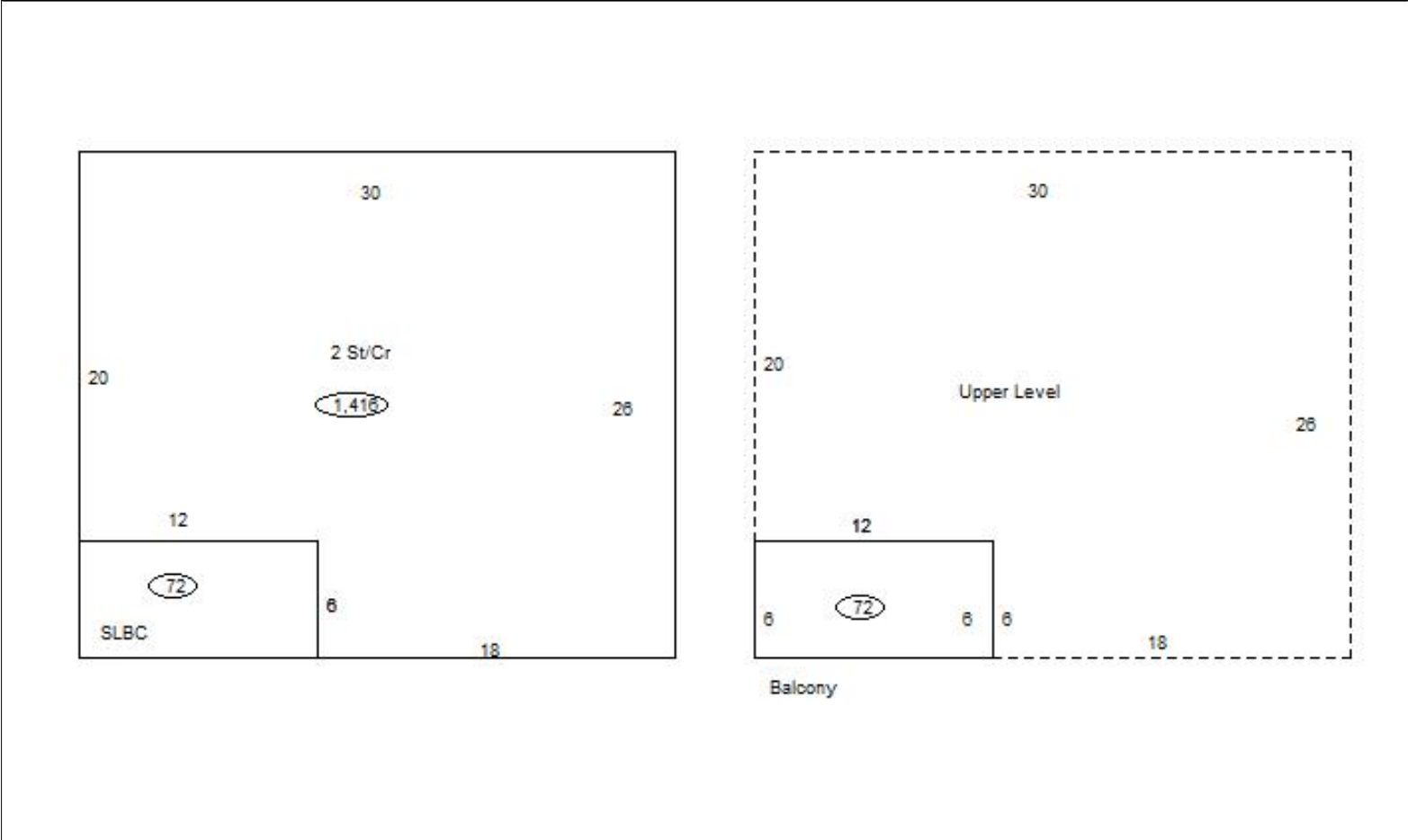
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	10	2 St/Cr	708	2.000	1,416
2	M	PRCH		10	SLBC	72	1.000	72
3	U	^UL	Overhang	10	Upper Level	708	1.000	708
4	M	BALW		10	Balcony	72	1.000	72
<b>Total Building Area</b>						708		1,416



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x20x0			480
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 480)	7,680		7,680	3,456	4,224
	DTGF	DETACHED GARAGE FAIR	24x20x0			480
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 480)	7,680		7,680	3,456	4,224