




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 660003639 Parcel ID 20N16E-05-2-00000-000-0000 Cadastral ID 05-20-16-00700 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 297058 TEDDER, LINDA KAY REVOCABLE TRUST 11304 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 11304 E 530 RD Subdivision Lot/Block / Parcel Size 394.19 - Acres Sec/Twn/Rng 5 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S001 - CLAREMORE SCHOOLS	 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-17\IMG 9/17/2021</p>																									
Legal Description Lat/Long: 36.24084102 -95.62703645 S2 NW & NW SW & N2 NE SW & SW NE SW LESS 4.80 AC WATER LINE & N2 SE & SE SE & SW 10 AC LOT 3 & ALL LOT 4 & LOT 2 & SW NE & LESS 7.96 AC WATER/L	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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1910/426</td> <td>TEDDER, JOHN E REVOCABLE-TRUS'</td> <td>10/29/2007</td> <td>0</td> <td>4</td> </tr> <tr> <td>844/542</td> <td></td> <td></td> <td>0</td> <td>No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	1910/426	TEDDER, JOHN E REVOCABLE-TRUS'	10/29/2007	0	4	844/542			0	No
Code	Type	Active	Maximum	Exemption																						
H	Homestead	Yes	1,000	1,000																						
Bk/Pg	Grantor	Date	Price	Code																						
1910/426	TEDDER, JOHN E REVOCABLE-TRUS'	10/29/2007	0	4																						
844/542			0	No																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	0	Land Value 41,734	41,734	11%	4,591	Assessed	72,207	7,882.97	
Year Frozen	0	Improvements 867,879	614,696		67,616	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	
TIF Project ID	0	Total Value 909,613	656,430		72,207	Total Taxable	71,207	7,791.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660003639	TEDDER, LINDA KAY	21	686,319	1000	69,105	7,561.00	
2024	2024-660003639	TEDDER, LINDA KAY	21	666,963	1000	67,062	6,899.00	
2023	2023-660003639	TEDDER, LINDA KAY	21	652,366	1000	65,080	6,642.00	
2022	2022-660003639	TEDDER, LINDA KAY	21	656,975	1000	63,156	6,507.00	
2021	2021-660003639	TEDDER, LINDA KAY	21	630,916	1000	61,287	6,054.00	
2020	2020-660003639	TEDDER, LINDA KAY	21	623,002	1000	59,473	6,069.00	
2019	2019-660003639	TEDDER, LINDA KAY	21	596,866	1000	57,712	5,950.00	
2018	2018-660003639	TEDDER, LINDA KAY	21	625,255	1000	56,001	5,761.00	
2017	2017-660003639	TEDDER, LINDA KAY	21	613,158	1000	54,341	5,555.00	
2016	2016-660003639	TEDDER, LINDA KAY	21	600,172	1000	52,730	5,496.00	
2015	2015-660003639	TEDDER, LINDA KAY	21	582,186	1000	51,165	5,143.00	
2014	2014-660003639	TEDDER, LINDA KAY	21	592,442	1000	49,645	5,126.00	
2013	2013-660003639	TEDDER, LINDA KAY	21	576,407	1000	48,170	4,915.00	



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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 Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,823 / 3,823
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,823
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1957 / 41

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	97.24	Total Misc Impr	+ 11,285	Roofing Adj	+ 4.24	Garage Cost	+ 22,280
Subfloor Adj	+ -1.99	Total RCN	= 477,759	Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 224,547
Plumbing Adj	+ 4.06	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 253,212
Adj Base Cost	= 116.19	Lot Value	+ 253,212	Total Area	x 3,823	Indicated Value	= 253,212
		Value Per SqFt	66.23	Adjusted Cost	= 444,194		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	253,212		
Lot Value			
Indicated Value	253,212	66.23	Per SqFt
Agland Value	41,734		
Site Improvements	301,916		
Total Value	850,074	222.36	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8980	36x6		216	26.25		5,670



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x14x8	Plank	Composition Shingle	140
Qual	4	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (27.34 x 140)		3,828		3,828	383	3,445
SHDS	Shed - Small		8x8x8	Plank	Composition Shingle	64
Qual	3.5	Cond 3	Year 2019	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (33.42 x 64)		2,139		2,139	492	1,647
MGWH	Worker Housing (Bunk House)		24x48x8	Concrete	Composition Shingle	1,152
Qual	4.5	Cond 4	Year 1980	Eff Age 28		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (69.50 x 1,152)		80,064		80,064	41,633	38,431
LOAF	Loafing Shed		24x66x8	Dirt	Galvanized Metal	1,584
Qual	3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (6.64 x 1,584)		10,518		10,518	8,414	2,104
UTIL	Utility Building		60x85x12	Concrete	Composition Shingle	5,100
Qual	3	Cond 4	Year 1970	Eff Age 34		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
Base Cost (26.64 x 5,100)		135,864		135,864	81,518	54,346
EQSH	Equipment Shed		45x125x10	Dirt	Composition Shingle	5,625
Qual	4	Cond 5	Year 1970	Eff Age 25		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
Base Cost (21.02 x 5,625)		118,238		118,238	62,666	55,572
MGWH	Worker Housing (Bunk House)		45x125x8	Concrete	Composition Shingle	5,625
Qual	5	Cond 4	Year 1965	Eff Age 37		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (66.07 x 5,625)		371,644		371,644	226,703	144,941



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	4x125x8	Concrete	Composition Shingle	500
	Qual 3	Cond 3	Year 1965	Eff Age 46		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (14.30 x 500)	7,150		7,150	5,720
				1,430



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Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	3,178 / 3,178
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,178
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.61	Total Misc Impr	+ 20,039				
Roofing Adj	+ 4.34	Garage Cost	+ 18,963				
Subfloor Adj	+ -2.06	Total RCN	= 434,377				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 121,626				
Plumbing Adj	+ 4.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 312,751				
Adj Base Cost	= 124.41	Lot Value	+ 312,751				
Total Area	x 3,178	Indicated Value	= 312,751				
Adjusted Cost	= 395,375	Value Per SqFt	98.41				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,751		
Lot Value			
Indicated Value	312,751	98.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	312,751	98.41	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8983		52	52	26.77		1,392
PRCH	SLAB PORCH - COVERED	8984	26x12		312	25.95		8,096
PATO	SLAB PORCH - OPEN	136981	41x14		574	8.60		4,936



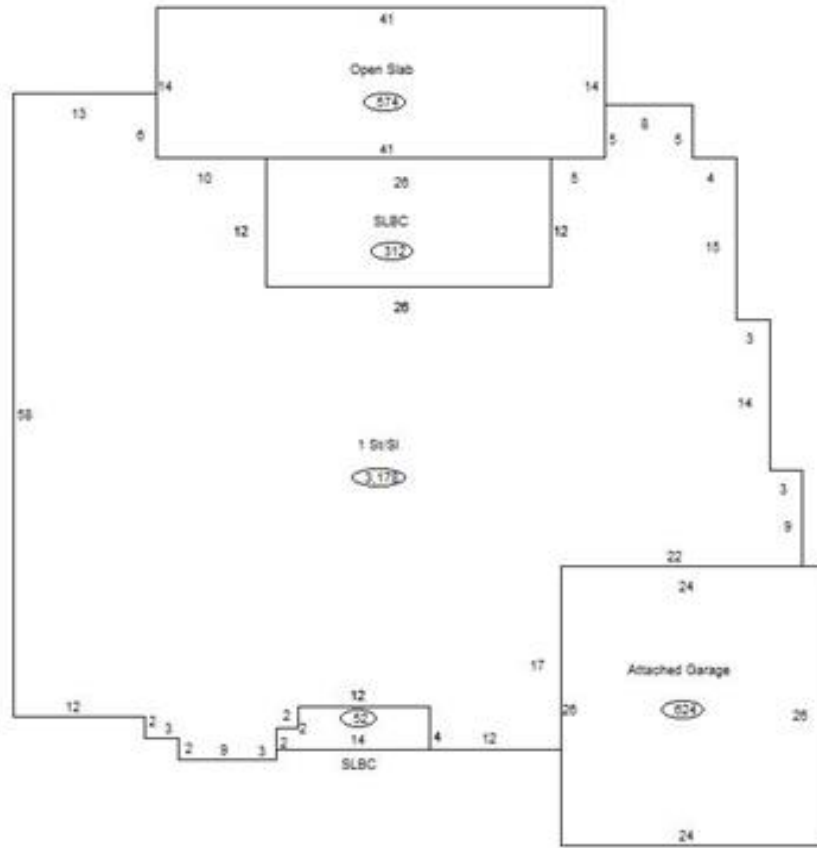
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,178	1.000	3,178
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	52	1.000	52
4	M	PRCH		13	SLBC	312	1.000	312
5	M	PATO		13	Open Slab	574	1.000	574
Total Building Area						3,178		3,178



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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	NTV PST	51			45.914	122	122	5,620	5,620
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			82.121	142	142	11,628	11,628
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.070	168	168	180	180
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			22.280	192	192	4,278	4,278
OS	OSAGE CLAY	TMBR	58			74.958	104	104	7,826	7,826
RS	ROUGH STONY LAND	TMBR	20			92.486	36	36	3,329	3,329
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			14.027	110	110	1,540	1,540
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			.693	235	235	163	163
VE	VERDIGRIS CLAY LOAM	TMBR	90			44.261	162	162	7,170	7,170
W	WATER	TMBR	0			16.381	0	0	0	0
TMBR Totals						394.190			41,734	41,734
Total Agland						394.190			41,734	41,734