



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	660003911								
Parcel ID	21N16E-05-2-00000-000-0000								
Cadastral ID	05-21-16-02100								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	332664								
ADAMS, LONDON D									
11472 E 470 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	11472 E 470 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	5 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33541385 -95.62427490									
Building Permits									
E2 NE NE NW									
Number	Description	Opened	Closed	Amount					
R19	R21- POSS RMA	05/2019	09/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WAHLE HOMES LLC	11/09/2020	370,000	YES					
/	GRABOW, ANDREW A &	09/15/2018	145,000	15					
823/715			83,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2021	Land Value	82,829	82,829	11%	9,111	Assessed	35,657 3,295.78	
Year Frozen	0	Improvements	241,328	241,328		26,546	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	324,157	324,157		35,657	Total Taxable	34,657 3,203.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003911	ADAMS, LONDON D	17	327,478	1000	35,023	3,237.00		
2024	2024-660003911	ADAMS, LONDON D	17	344,602	1000	36,906	3,411.00		
2023	2023-660003911	ADAMS, LONDON D	17	356,027	1000	38,163	3,496.00		
2022	2022-660003911	ADAMS, LONDON D	18	359,670	1000	38,564	3,570.00		
2021	2021-660003911	ADAMS, LONDON D	18	373,181	1000	40,050	3,536.00		
2020	2020-660003911	WAHLE HOMES LLC	18	151,614	0	16,678	1,527.00		
2019	2019-660003911	WAHLE HOMES LLC	18	148,015	0	16,282	1,508.00		
2018	2018-660003911	GRABOW, ANDREW A &	18	157,708	17348		.00		
2017	2017-660003911	GRABOW, ANDREW A &	18	156,345	17198		.00		
2016	2016-660003911	GRABOW, ANDREW A &	18	153,222	16854		.00		
2015	2015-660003911	GRABOW, ANDREW A &	18	156,965	16910		.00		
2014	2014-660003911	GRABOW, ANDREW A &	18	161,999	16418		.00		
2013	2013-660003911	GRABOW, ANDREW A &	18	154,691	1000	14,940	1,367.00		



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.9075	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	213,770.00 x .39 = 82,829	
Factor Value		
Adjustments	1.0000	
Lot Value	82,829	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	0
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,024 / 3,024
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,024
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1960 / 31

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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	239,743	79.28	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.04	Total Misc Impr	+	15,794			
Roofing Adj	+ 4.37	Garage Cost	+				
Subfloor Adj	+ -2.06	Total RCN	=	383,029			
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	149,381			
Plumbing Adj	+ 6.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	233,648			
Adj Base Cost	= 121.44	Lot Value	+	82,829			
Total Area	x 3,024	Indicated Value	=	316,477			
Adjusted Cost	= 367,235	Value Per SqFt		104.66			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,648		
Lot Value	82,829		
Indicated Value	316,477	104.66	Per SqFt
Agland Value			
Site Improvements	7,680		
Total Value	324,157	107.19	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
CPDT	CARPORT - DETACHED	9919	32x28		896	11.36		10,179



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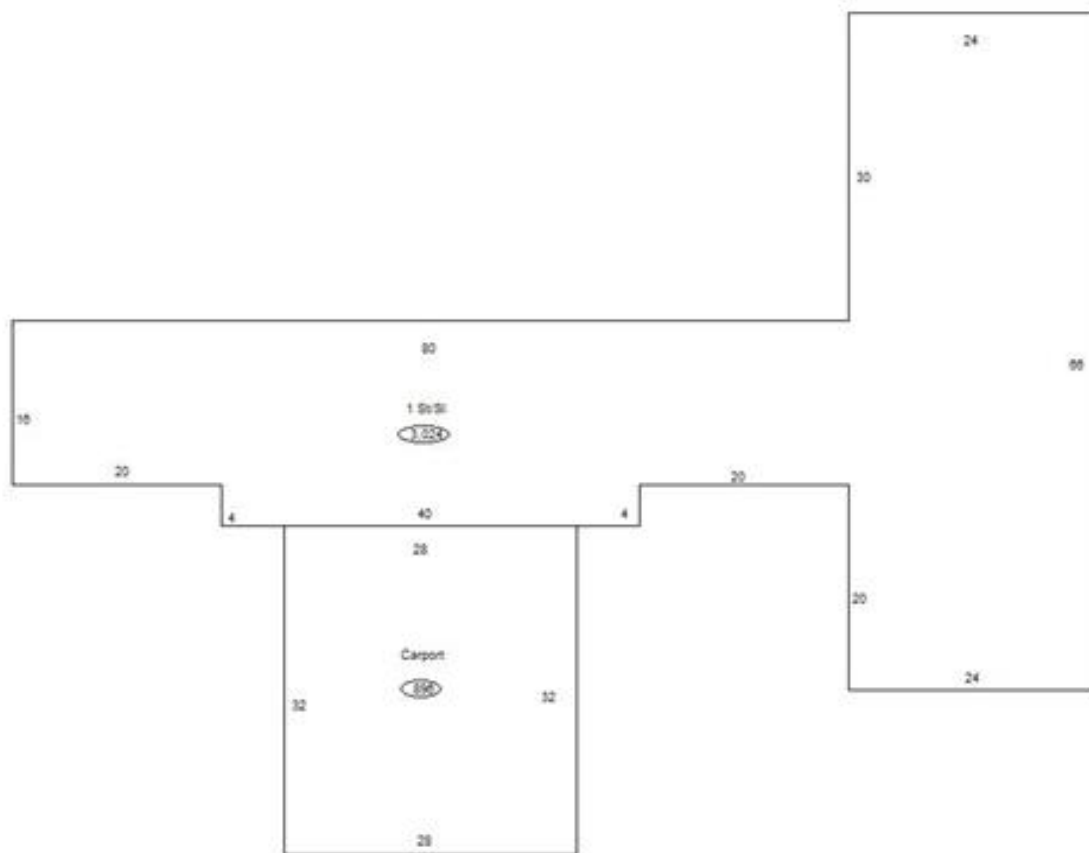
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,024	1.000	3,024
2	M	CPDT		13	Carport	896	1.000	896
Total Building Area						3,024		3,024



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (16.00 x 960)		15,360	15,360	7,680		7,680