



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660004501 <b>Parcel ID</b> 21N17E-05-3-00000-000-0000 <b>Cadastral ID</b> 05-21-17-03300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 51684 TARVIN, KATHY ANN  19535 B S 4200 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19535 S 4200 RD UNIT B <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.5 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 17 / 3 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\VRANDY\VRANDY VISUAL INSPECTION\2021-3-31\IMG_ 3/31/2021</p>				
<b>Legal Description</b> Lat/Long: 36.32629894 -95.52197838									
SE NW SW, LESS NE SE NW SW EXCEPT THE S 15' THERE OF & E 15' NW SE NW SW					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R12	R12-NEW SFR	12/2010	12/2011	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	93.050	<b>Current Tax</b>
Remove Cap	0	<b>Land Value</b>	108,416	75,109	11%	8,262	<b>Assessed</b>	33,527	3,119.69
Year Frozen	2024	<b>Improvements</b>	331,526	229,677		25,265	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-83.00
TIF Project ID	0	<b>Total Value</b>	439,942	304,786		33,527	<b>Total Taxable</b>	32,527	3,037.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660004501	TARVIN, KATHY ANN			93	420,119	1000	32,526	3,036.00
2024	2024-660004501	TARVIN, KATHY ANN			93	407,041	1000	32,527	3,250.00
2023	2023-660004501	TARVIN, KATHY ANN			93	354,554	1000	31,550	3,148.00
2022	2022-660004501	TARVIN, MICHAEL R			93	347,304	1000	30,602	3,051.00
2021	2021-660004501	TARVIN, MICHAEL R			93	285,802	1000	29,682	3,009.00
2020	2020-660004501	TARVIN, MICHAEL R			93	279,489	1000	28,788	2,824.00
2019	2019-660004501	TARVIN, MICHAEL R			93	262,913	1000	27,921	2,794.00
2018	2018-660004501	TARVIN, MICHAEL R			93	270,055	1000	28,706	2,875.00
2017	2017-660004501	TARVIN, MICHAEL R			93	348,621	1000	33,435	3,175.00
2016	2016-660004501	TARVIN, MICHAEL R			93	339,394	1000	32,432	3,201.00
2015	2015-660004501	TARVIN, MICHAEL R			93	329,371	1000	31,458	3,080.00
2014	2014-660004501	TARVIN, MICHAEL R			93	337,237	1000	30,513	2,934.00
2013	2013-660004501	TARVIN, MICHAEL R			93	336,610	1000	29,595	2,884.00



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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	7.5							
Non-Ag Acres	7.6389							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	332,751.00 x .33 = 108,416							
Factor Value								
Adjustments	1.0000							
Lot Value	108,416							
<b>Residential Data</b>				SHPF/STF 3/31/2021				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area	0 / 0			Adjusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model	1 Res			
Area on Slab	0			Adjustment Model	A2 AO Test			
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age	/			Lot Value	108,416			
<b>Cost Approach</b>				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value	108,416			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Per SqFt	0.00			
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 108,416					
Total Area	x 0	Indicated Value	= 108,416					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	37x37x0			1,369	
	Qual 2	Cond 2	Year 1986	Eff Age	40		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.15 x 1,369)		38,537		38,537	13,488	25,049
	STF	STG FAIR	17x37x0			629	
	Qual 2	Cond 2	Year 1986	Eff Age	40		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 629)		2,944		2,944	1,030	1,914
	LF	LOAFING SHED	12x36x0			432	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 432)		1,840		1,840	1,196	644
	LT	LEAN-TO	12x16x0			192	
	Qual 2	Cond 2	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 192)		561		561	196	365



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable 1</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-31\IMG_ 3/31/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,378 / 2,954
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,378
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	86.35	Total Misc Impr	+ 16,591	Roofing Adj	+ 3.32	Garage Cost	+ 18,128
Subfloor Adj	+ -0.88	Total RCN	= 344,948	Heat/Cool Adj	+ 11.47	Depreciation ( 12%)	- 41,394
Plumbing Adj	+ 4.76	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 303,554
Adj Base Cost	= 105.02	Lot Value	+ 303,554	Total Area	x 2,954	Indicated Value	= 303,554
Adjusted Cost	= 310,229	Value Per SqFt	102.76	Adjusted Cost	= 310,229	Value Per SqFt	102.76

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	303,554	
Lot Value		
Indicated Value	303,554	102.76 Per SqFt
Agland Value		
Site Improvements		
Total Value	303,554	102.76 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11679	28x8		224	23.49		5,262
PRCH	SLAB PORCH - COVERED	11680	40x8		320	23.21		7,427
PATO	SLAB PORCH - OPEN	11681	40x12		480	8.13		3,902



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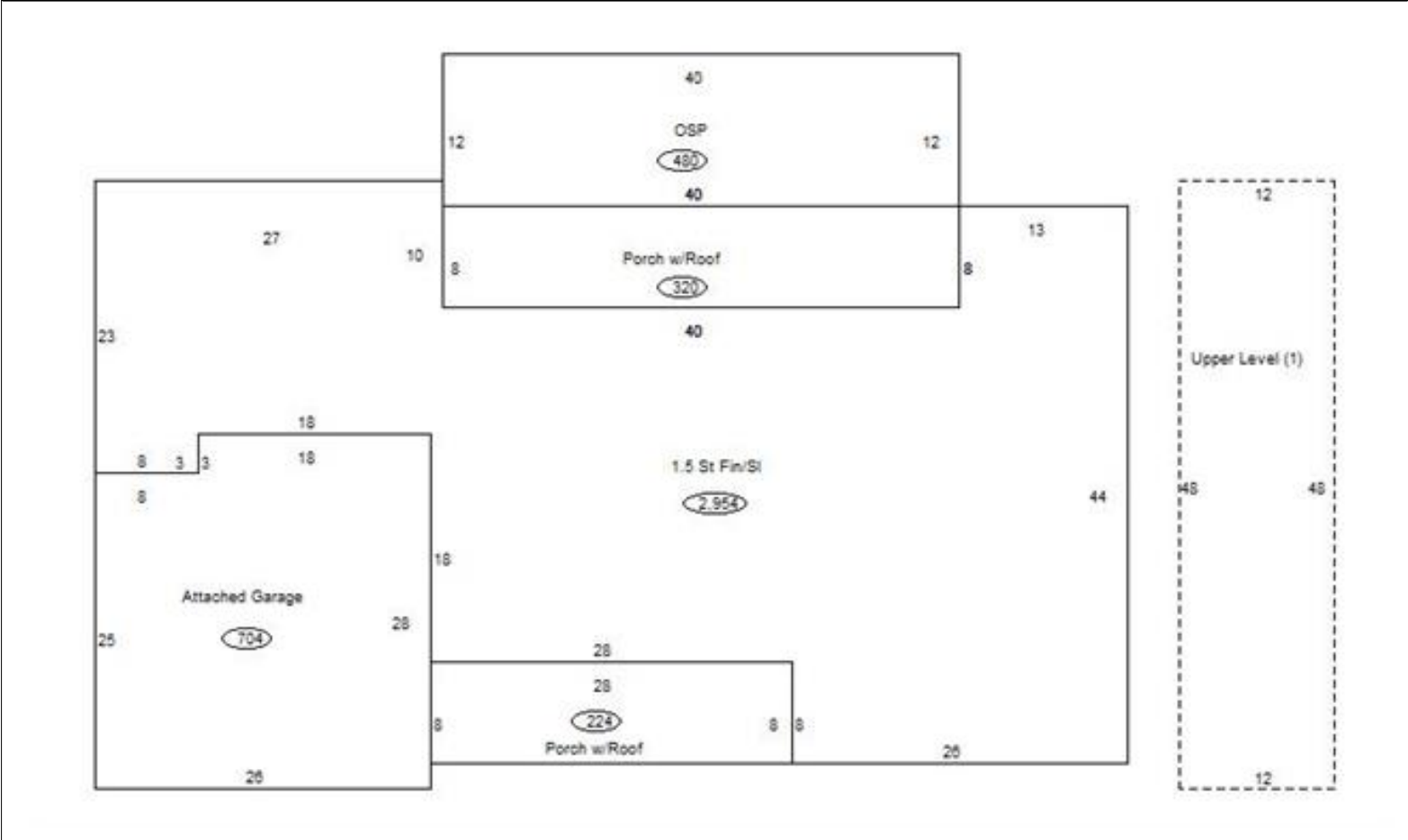
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,378	1.242	2,954
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	320	1.000	320
5	M	PATO		13	Open Slab	480	1.000	480
6	U	^UL		13	Upper Level (1)	576	1.000	576
<b>Total Building Area</b>						<b>2,378</b>		<b>2,954</b>