



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data				Primary Image					
Account	660004831			No Image On File					
Parcel ID	20N16E-06-1-00000-000-0000								
Cadastral ID	06-20-16-00400								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	287792								
RUTHERFORD, JUNIOR &									
ANN									
25154 S 4140 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	6.56 - Acres						
Sec/Twn/Rng	6 / 20 / 16 / 1								
Neighborhood	2016 - UNPLATTED LAND								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24880478 -95.63800945									
Building Permits									
N 432.66' E2 GOV'T LOT 1				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1652/451	GARTEN, MARY ELIZABETH	01/21/2005	7,000	4
					1025/672	SMITH, ROBERT & MARY GARTEN &	12/22/1995	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2006	Land Value	108,239	42,090	11%	4,630	Assessed	4,630	482.13
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	108,239	42,090	4,630	Total Taxable	4,630	482.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004831	RUTHERFORD, JUNIOR &			80	108,239	0	4,409	459.00
2024	2024-660004831	RUTHERFORD, JUNIOR &			80	108,239	0	4,200	402.00
2023	2023-660004831	RUTHERFORD, JUNIOR &			80	77,180	0	4,000	377.00
2022	2022-660004831	RUTHERFORD, JUNIOR &			80	58,680	0	3,809	366.00
2021	2021-660004831	RUTHERFORD, JUNIOR &			80	58,680	0	3,628	339.00
2020	2020-660004831	RUTHERFORD, JUNIOR &			80	58,680	0	3,455	324.00
2019	2019-660004831	RUTHERFORD, JUNIOR &			80	49,680	0	3,291	314.00
2018	2018-660004831	RUTHERFORD, JUNIOR &			80	42,680	0	3,134	298.00
2017	2017-660004831	RUTHERFORD, JUNIOR &			80	42,680	0	2,985	285.00
2016	2016-660004831	RUTHERFORD, JUNIOR &			80	42,680	0	2,843	272.00
2015	2015-660004831	RUTHERFORD, JUNIOR &			80	42,680	0	2,707	262.00
2014	2014-660004831	RUTHERFORD, JUNIOR &			80	42,680	0	2,579	236.00
2013	2013-660004831	RUTHERFORD, JUNIOR &			80	42,680	0	2,456	232.00



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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable	6.56							
Non-Ag Acres	6.3671							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	277,351.00 x .39 = 108,239							
Factor Value								
Adjustments	1.0000							
Lot Value	108,239							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	+ 108,239					
Total Area	x	Indicated Value	= 108,239					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 108,239				
				Indicated Value 108,239 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 108,239 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value