



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011913 Parcel ID 000000-00-0-00222-001-0008 Cadastral ID 11-21-15-03750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 277283 RIDER, ROGER C & RUTHELLA C 20388 S 4112 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20388 S 4112 RD Subdivision COUNTRY ROAD ESTATES Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31514143 -95.68243849 LOT 8 BLOCK 1 COUNTRY ROAD ESTATES																																																																																																																									
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	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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.442</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 59,060</td> <td>24,656</td> <td>11%</td> <td>2,712</td> <td>Assessed</td> <td>19,436</td> <td>2,068.80</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 162,219</td> <td>152,035</td> <td></td> <td>16,724</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 221,279</td> <td>176,691</td> <td></td> <td>19,436</td> <td>Total Taxable</td> <td>18,436</td> <td>1,976.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	2002	Land Value 59,060	24,656	11%	2,712	Assessed	19,436	2,068.80	Year Frozen	0	Improvements 162,219	152,035		16,724	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 221,279	176,691		19,436	Total Taxable	18,436	1,976.00	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>1303/508</td> <td>FREDERICK, VIRGINIA FAYE-TRUST</td> <td>06/25/2001</td> <td>105,000</td> <td>YES</td> </tr> <tr> <td>1029/1029</td> <td>KIGHT, DALE E</td> <td>06/19/1996</td> <td>95,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1303/508	FREDERICK, VIRGINIA FAYE-TRUST	06/25/2001	105,000	YES	1029/1029	KIGHT, DALE E	06/19/1996	95,000	No																																																				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax																																																																																																																	
Remove Cap	2002	Land Value 59,060	24,656	11%	2,712	Assessed	19,436	2,068.80																																																																																																																	
Year Frozen	0	Improvements 162,219	152,035		16,724	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																																																																																																	
TIF Project ID	0	Total Value 221,279	176,691		19,436	Total Taxable	18,436	1,976.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1303/508	FREDERICK, VIRGINIA FAYE-TRUST	06/25/2001	105,000	YES																																																																																																																					
1029/1029	KIGHT, DALE E	06/19/1996	95,000	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>215,299</td><td>1000</td><td>17,870</td><td>1,916.00</td></tr> <tr><td>2024</td><td>2024-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>229,754</td><td>1000</td><td>17,321</td><td>1,858.00</td></tr> <tr><td>2023</td><td>2023-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>161,699</td><td>1000</td><td>16,787</td><td>1,787.00</td></tr> <tr><td>2022</td><td>2022-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>166,061</td><td>1000</td><td>17,267</td><td>1,848.00</td></tr> <tr><td>2021</td><td>2021-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>171,051</td><td>1000</td><td>17,361</td><td>1,783.00</td></tr> <tr><td>2020</td><td>2020-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>169,968</td><td>1000</td><td>16,827</td><td>1,791.00</td></tr> <tr><td>2019</td><td>2019-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>161,310</td><td>1000</td><td>16,308</td><td>1,754.00</td></tr> <tr><td>2018</td><td>2018-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>168,153</td><td>1000</td><td>15,803</td><td>1,698.00</td></tr> <tr><td>2017</td><td>2017-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>166,514</td><td>1000</td><td>15,314</td><td>1,618.00</td></tr> <tr><td>2016</td><td>2016-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>162,360</td><td>1000</td><td>14,839</td><td>1,614.00</td></tr> <tr><td>2015</td><td>2015-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>157,545</td><td>1000</td><td>14,378</td><td>1,492.00</td></tr> <tr><td>2014</td><td>2014-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>160,510</td><td>1000</td><td>13,930</td><td>1,468.00</td></tr> <tr><td>2013</td><td>2013-660011913</td><td>RIDER, ROGER C & RUTHELLA C</td><td>8</td><td>142,439</td><td>1000</td><td>13,495</td><td>1,402.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660011913	RIDER, ROGER C & RUTHELLA C	8	215,299	1000	17,870	1,916.00	2024	2024-660011913	RIDER, ROGER C & RUTHELLA C	8	229,754	1000	17,321	1,858.00	2023	2023-660011913	RIDER, ROGER C & RUTHELLA C	8	161,699	1000	16,787	1,787.00	2022	2022-660011913	RIDER, ROGER C & RUTHELLA C	8	166,061	1000	17,267	1,848.00	2021	2021-660011913	RIDER, ROGER C & RUTHELLA C	8	171,051	1000	17,361	1,783.00	2020	2020-660011913	RIDER, ROGER C & RUTHELLA C	8	169,968	1000	16,827	1,791.00	2019	2019-660011913	RIDER, ROGER C & RUTHELLA C	8	161,310	1000	16,308	1,754.00	2018	2018-660011913	RIDER, ROGER C & RUTHELLA C	8	168,153	1000	15,803	1,698.00	2017	2017-660011913	RIDER, ROGER C & RUTHELLA C	8	166,514	1000	15,314	1,618.00	2016	2016-660011913	RIDER, ROGER C & RUTHELLA C	8	162,360	1000	14,839	1,614.00	2015	2015-660011913	RIDER, ROGER C & RUTHELLA C	8	157,545	1000	14,378	1,492.00	2014	2014-660011913	RIDER, ROGER C & RUTHELLA C	8	160,510	1000	13,930	1,468.00	2013	2013-660011913	RIDER, ROGER C & RUTHELLA C	8	142,439	1000	13,495	1,402.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660011913	RIDER, ROGER C & RUTHELLA C	8	215,299	1000	17,870	1,916.00																																																																																																																		
2024	2024-660011913	RIDER, ROGER C & RUTHELLA C	8	229,754	1000	17,321	1,858.00																																																																																																																		
2023	2023-660011913	RIDER, ROGER C & RUTHELLA C	8	161,699	1000	16,787	1,787.00																																																																																																																		
2022	2022-660011913	RIDER, ROGER C & RUTHELLA C	8	166,061	1000	17,267	1,848.00																																																																																																																		
2021	2021-660011913	RIDER, ROGER C & RUTHELLA C	8	171,051	1000	17,361	1,783.00																																																																																																																		
2020	2020-660011913	RIDER, ROGER C & RUTHELLA C	8	169,968	1000	16,827	1,791.00																																																																																																																		
2019	2019-660011913	RIDER, ROGER C & RUTHELLA C	8	161,310	1000	16,308	1,754.00																																																																																																																		
2018	2018-660011913	RIDER, ROGER C & RUTHELLA C	8	168,153	1000	15,803	1,698.00																																																																																																																		
2017	2017-660011913	RIDER, ROGER C & RUTHELLA C	8	166,514	1000	15,314	1,618.00																																																																																																																		
2016	2016-660011913	RIDER, ROGER C & RUTHELLA C	8	162,360	1000	14,839	1,614.00																																																																																																																		
2015	2015-660011913	RIDER, ROGER C & RUTHELLA C	8	157,545	1000	14,378	1,492.00																																																																																																																		
2014	2014-660011913	RIDER, ROGER C & RUTHELLA C	8	160,510	1000	13,930	1,468.00																																																																																																																		
2013	2013-660011913	RIDER, ROGER C & RUTHELLA C	8	142,439	1000	13,495	1,402.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:16:49
 Page 2

Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0179 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,338.00 x 1.33 = 59,060 Factor Value Adjustments 1.0000 Lot Value 59,060		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,768 / 1,768
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,768
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0007. 7/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	218,726	123.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	282,580 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.05	Total Misc Impr	+ 19,254				
Roofing Adj	+ 4.82	Garage Cost	+ 17,775				
Subfloor Adj	+ -2.31	Total RCN	= 260,628				
Heat/Cool Adj	+ 6.14	Depreciation (41%)	- 106,857				
Plumbing Adj	+ 8.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 153,771				
Adj Base Cost	= 126.47	Lot Value	+ 59,060				
Total Area	x 1,768	Indicated Value	= 212,831				
Adjusted Cost	= 223,599	Value Per SqFt	120.38				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,771		
Lot Value	59,060		
Indicated Value	212,831	120.38	Per SqFt
Agland Value			
Site Improvements	8,448		
Total Value	221,279	125.16	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	28594	28x4		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	28595	26x16		416	25.63		10,662



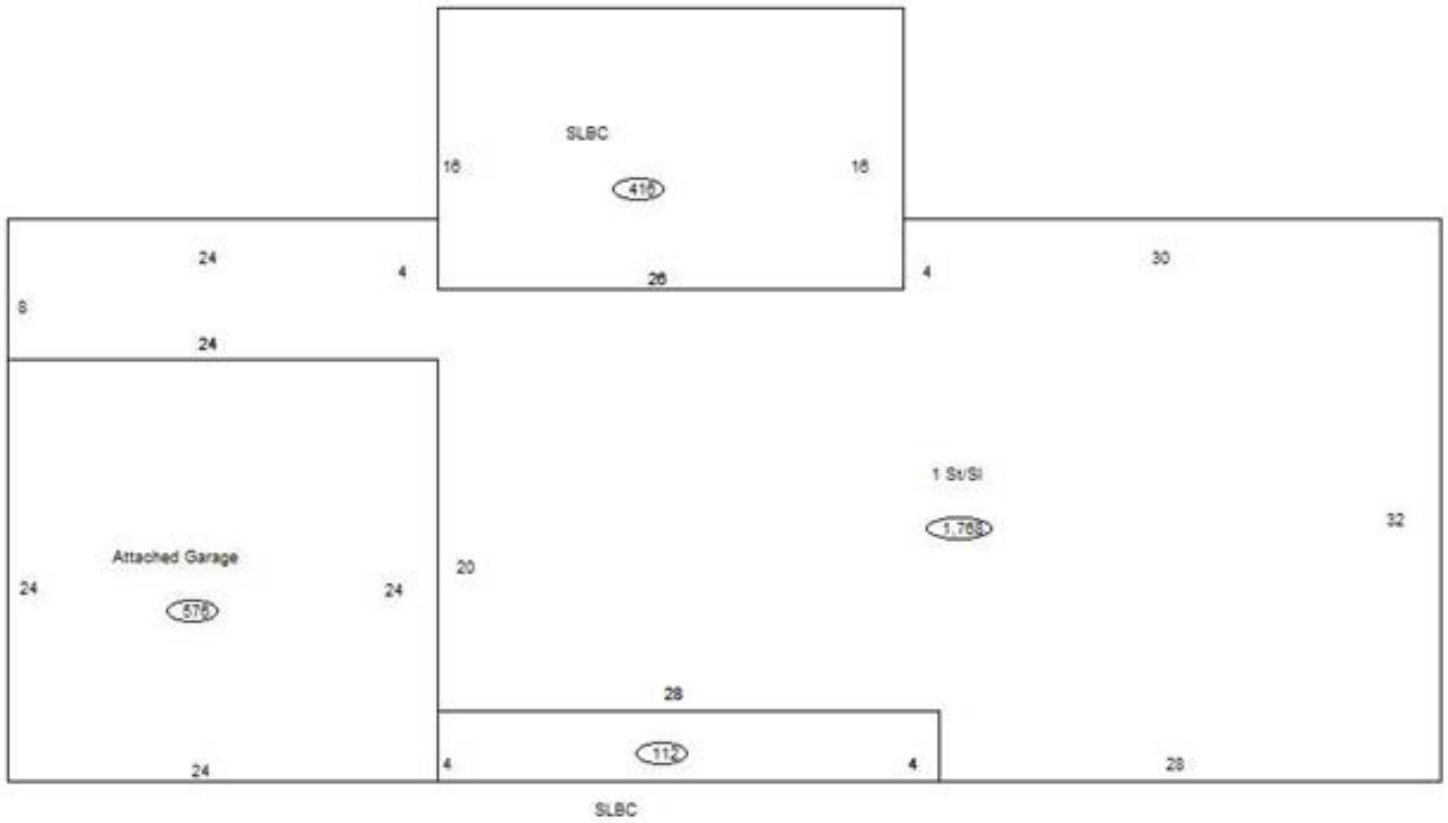
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:16:49
 Page 3

Sketch Image

660011913



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Si	1,768	1.000	1,768
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	112	1.000	112
4	M	PRCH		10	SLBC	416	1.000	416
Total Building Area						1,768		1,768



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:49
Page 4

660011913

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			704
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 704)		11,264	11,264	2,816	8,448	