



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:10:56  
 Page 1

Assessment Data					Primary Image									
Account	660012040													
Parcel ID	21N17E-11-2-00000-000-0000													
Cadastral ID	11-21-17-02500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	272676													
CHILDERS, ANITA A														
20455 S 4230 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20455 S 4230 RD													
Subdivision														
Lot/Block	/	Parcel Size	4 - Acres											
Sec/Twn/Rng	11 / 21 / 17 / 2													
Neighborhood	2117 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.31512405 -95.47056934														
W 454.18' S 383.64' SW SW NW														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1201/378	DAWSON, DARRELL E & ROBERTA	11/12/1999	65,000	Yes										
905/833	TATE, WILLIAM R	02/08/1993	58,800	Yes										
831/830			52,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	2000	Land Value	66,409	40,325	11%	4,436	Assessed	11,031	1,084.57					
Year Frozen	0	Improvements	72,181	59,952		6,595	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	138,590	100,277		11,031	Total Taxable	10,031	996.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012040	CHILDERS, ANITA A	94	128,720	1000	9,710	965.00							
2024	2024-660012040	CHILDERS, ANITA A	94	133,132	1000	9,397	999.00							
2023	2023-660012040	CHILDERS, ANITA A	94	93,026	1000	9,094	988.00							
2022	2022-660012040	CHILDERS, LARRY & ANITA	94	92,579	1000	8,801	965.00							
2021	2021-660012040	CHILDERS, LARRY & ANITA	94	90,712	1000	8,515	903.00							
2020	2020-660012040	CHILDERS, LARRY & ANITA	94	89,175	1000	8,238	870.00							
2019	2019-660012040	CHILDERS, LARRY & ANITA	94	81,537	1000	7,969	831.00							
2018	2018-660012040	CHILDERS, LARRY & ANITA	94	85,238	1000	8,376	881.00							
2017	2017-660012040	CHILDERS, LARRY & ANITA	94	84,663	1000	8,313	863.00							
2016	2016-660012040	CHILDERS, LARRY & ANITA	94	82,907	1000	8,120	841.00							
2015	2015-660012040	CHILDERS, LARRY & ANITA	94	81,163	1000	7,928	838.00							
2014	2014-660012040	CHILDERS, LARRY & ANITA	94	81,663	1000	7,863	814.00							
2013	2013-660012040	CHILDERS, LARRY & ANITA	94	78,229	1000	7,605	776.00							



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Date 04/16/2026  
Time 23:10:56  
Page 2

Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4	
Non-Ag Acres	4.1948	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	182,726.00 x .36 = 66,409	
Factor Value		
Adjustments	1.0000	
Lot Value	66,409	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	988 / 988
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	988
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	119,530 120.98 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.76	Total Misc Impr	+ 2,766
Roofing Adj	+ 4.24	Garage Cost	+ 12,033
Subfloor Adj	+ 0.00	Total RCN	= 136,698
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	- 66,982
Plumbing Adj	+ 5.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,716
Adj Base Cost	= 123.38	Lot Value	+ 66,409
Total Area	x 988	Indicated Value	= 136,125
Adjusted Cost	= 121,899	Value Per SqFt	137.78

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	69,716
Lot Value	66,409
Indicated Value	136,125 137.78 Per SqFt
Agland Value	
Site Improvements	2,465
Total Value	138,590 140.27 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28928	12x10		120	20.92		2,510
PATO	SLAB PORCH - OPEN	28929	5x5		25	10.24		256



# Rogers

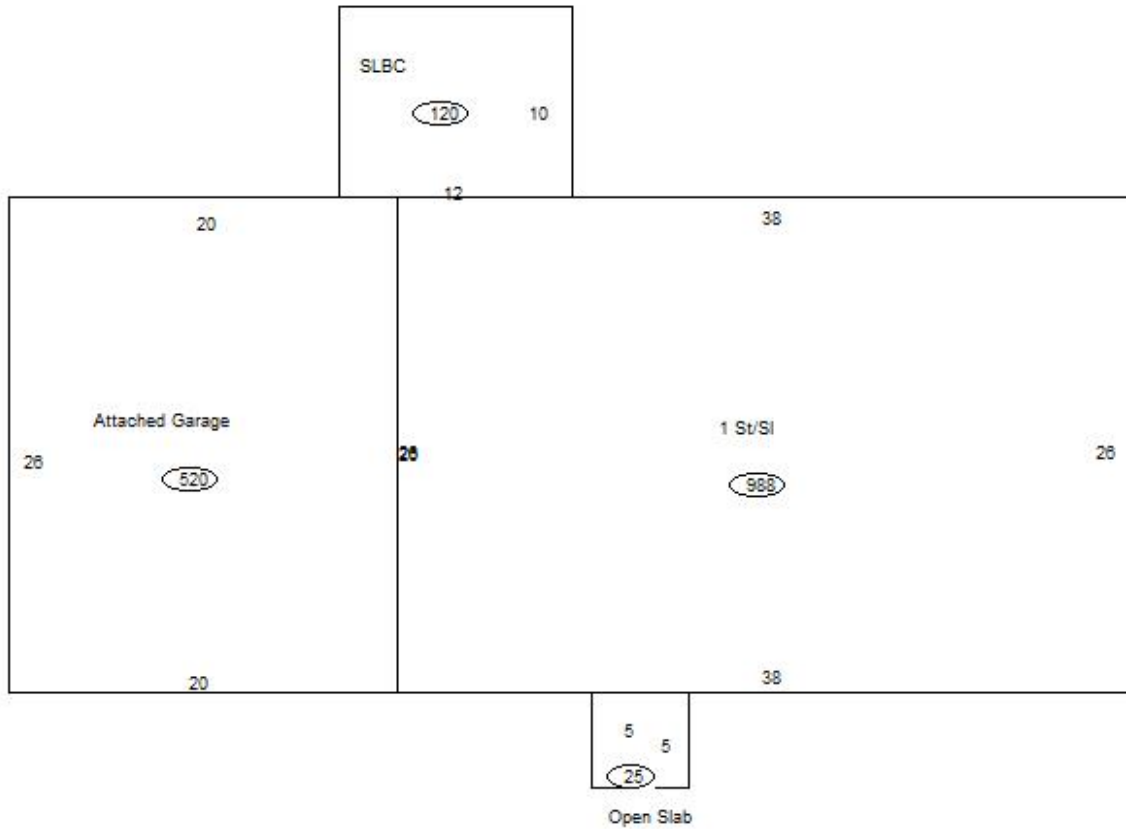
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Date 04/16/2026  
 Time 23:10:56  
 Page 3

### Sketch Image

660012040



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	988	1.000	988
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PATO		10	Open Slab	25	1.000	25
<b>Total Building Area</b>						988		988



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Date 04/16/2026  
Time 23:10:56  
Page 4

660012040

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			672
	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 (10.48 x 672)		7,043		7,043	4,578	2,465
	STF	STG FAIR	0x0x0			448
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 448)		2,097		2,097	2,097	
	LF	LOAFING SHED	20x12x0			240
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.26 x 240)		1,022		1,022	1,022	
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						