




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:29:30
Page 1

Assessment Data					Primary Image																																																	
Account 660012373 Parcel ID 000000-00-0-00696-003-0003 Cadastral ID 12-21-14-02060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 301991 RODMAN FAMILY TRUST 18145 E 112TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18145 E 112TH ST N Subdivision ROLLING MEADOWS Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0074.JPG 8/22/2022</p>																																																	
Legal Description Lat/Long: 36.31742381 -95.77014147																																																						
LOT 3 BLOCK 3 ROLLING MEADOWS					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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2077/706	RODMAN, MARK A &	12/30/2009	0	4																																													
					1741/51	SKYLIGHT ENTERPRISES INC	12/28/2005	149,000	YES																																													
					1733/925	COSTA, STACIE E	07/13/2005	0	4																																													
					1681/820	WOOD, KAREN SUE	05/23/2005	130,000	YES																																													
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2006</td> <td>Land Value 132,617</td> <td>85,641</td> <td>11%</td> <td>9,421</td> <td>Assessed</td> <td>17,730</td> <td>1,924.38</td> </tr> <tr> <td>Year Frozen</td> <td>2012</td> <td>Improvements 116,974</td> <td>75,538</td> <td> </td> <td>8,309</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 249,591</td> <td>161,179</td> <td> </td> <td>17,730</td> <td>Total Taxable</td> <td>17,730</td> <td>1,924.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2006	Land Value 132,617	85,641	11%	9,421	Assessed	17,730	1,924.38	Year Frozen	2012	Improvements 116,974	75,538		8,309	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 249,591	161,179		17,730	Total Taxable	17,730	1,924.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																														
Remove Cap	2006	Land Value 132,617	85,641	11%	9,421	Assessed	17,730	1,924.38																																														
Year Frozen	2012	Improvements 116,974	75,538		8,309	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 249,591	161,179		17,730	Total Taxable	17,730	1,924.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012373	RODMAN FAMILY TRUST	7	245,978	0	17,730	1,925.00																																															
2024	2024-660012373	RODMAN FAMILY TRUST	7	253,794	0	17,729	1,956.00																																															
2023	2023-660012373	RODMAN FAMILY TRUST	7	183,730	0	17,730	1,914.00																																															
2022	2022-660012373	RODMAN FAMILY TRUST	7	183,794	0	17,730	1,990.00																																															
2021	2021-660012373	RODMAN FAMILY TRUST	7	190,538	0	17,730	1,968.00																																															
2020	2020-660012373	RODMAN FAMILY TRUST	7	189,835	0	17,730	1,966.00																																															
2019	2019-660012373	RODMAN FAMILY TRUST	7	183,250	0	17,730	1,967.00																																															
2018	2018-660012373	RODMAN FAMILY TRUST	7	179,132	0	17,730	1,903.00																																															
2017	2017-660012373	RODMAN FAMILY TRUST	7	177,846	0	17,729	1,921.00																																															
2016	2016-660012373	RODMAN FAMILY TRUST	7	174,483	0	17,730	1,922.00																																															
2015	2015-660012373	RODMAN FAMILY TRUST	7	170,419	0	17,730	1,934.00																																															
2014	2014-660012373	RODMAN FAMILY TRUST	7	172,883	0	17,730	1,950.00																																															
2013	2013-660012373	RODMAN FAMILY TRUST	7	161,179	0	17,730	1,914.00																																															




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:29:30
Page 2

Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 22500 Non-Ag Acres 4.6413 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 202,177.00 x .66 = 132,617 Factor Value Adjustments 1.0000 Lot Value 132,617		 <p style="text-align: right; color: orange;">08/22/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0074.JPG 8/22/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,537 / 1,537
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,537
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

Cost Approach				Manual : 01/2025			
Base Cost	106.39	Total Misc Impr	+ 8,834				
Roofing Adj	+ 4.49	Garage Cost	+ 14,784				
Subfloor Adj	+ -1.15	Total RCN	= 220,339				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 107,966				
Plumbing Adj	+ 6.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 112,373				
Adj Base Cost	= 127.99	Lot Value	+ 132,617				
Total Area	x 1,537	Indicated Value	= 244,990				
Adjusted Cost	= 196,721	Value Per SqFt	159.39				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,482	108.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	281,820		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,373		
Lot Value	132,617		
Indicated Value	244,990	159.39	Per SqFt
Agland Value			
Site Improvements	4,601		
Total Value	249,591	162.39	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	29467		66	66	24.06		1,588
PATO	SLAB PORCH - OPEN	29468	16x14		224	9.60		2,150



Rogers

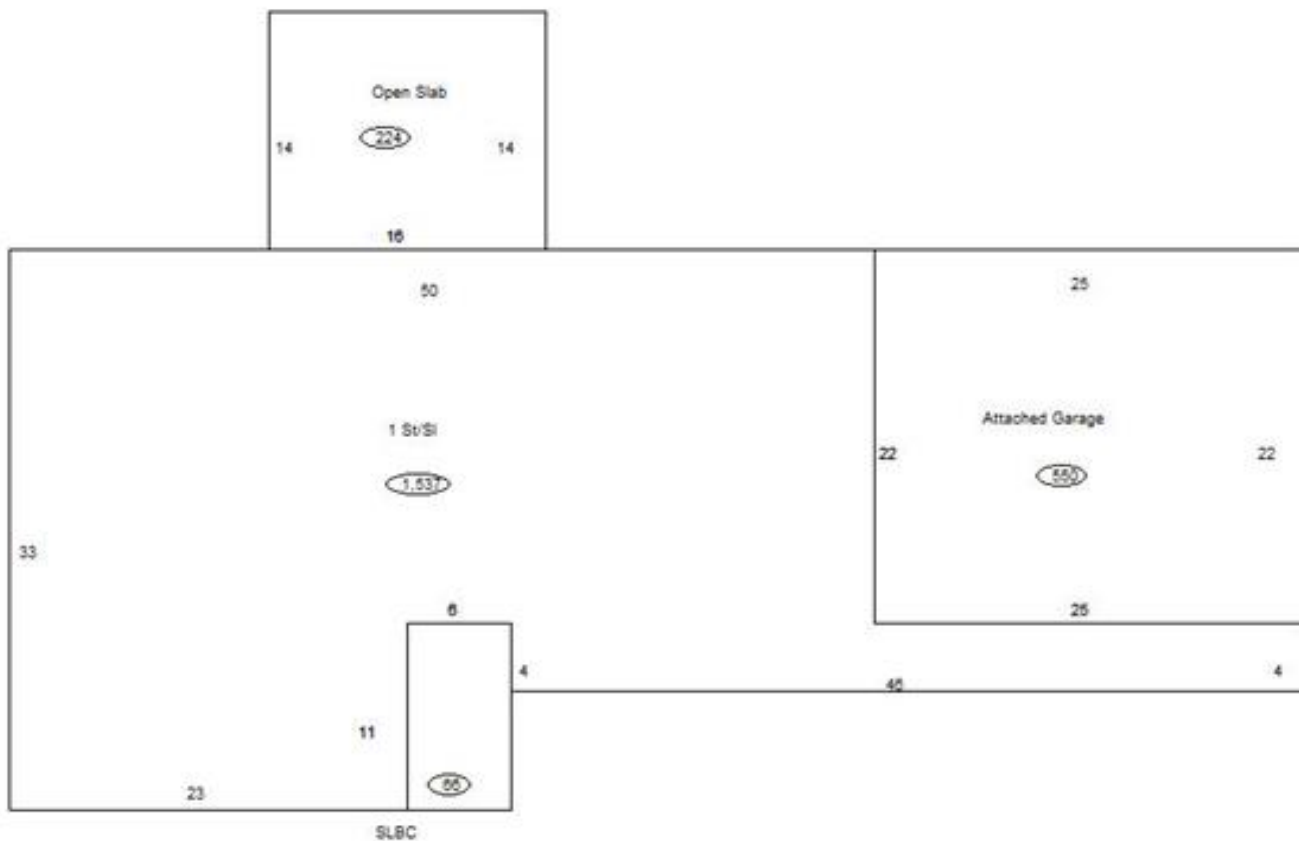
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:29:30
 Page 3

Sketch Image

660012373



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,537	1.000	1,537
2	G	1		10	Attached Garage	550	1.000	550
3	M	PRCH		10	SLBC	66	1.000	66
4	M	PATO		10	Open Slab	224	1.000	224
Total Building Area						1,537		1,537



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:29:30
 Page 4

660012373

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	30x60x0			1,800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 1,800)	7,668		7,668	3,067	4,601
	STF	STG FAIR	12x14x0			168	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 168)	786		786	786	
	CP	CARPORT DIRT	18x20x0			360	
	Qual	1	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x 360)	1,260		1,260	1,260	