



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660013331 Parcel ID 21N16E-13-3-00000-000-0000 Cadastral ID 13-21-16-01300 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 257953 VANAMAN, ANDY L & CYNTHIA L 15333 E 500 RD CLAREMORE OK 74019-0000 Parcel Location Situs 15333 E 500 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 13 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-13\IMG_000: 7/13/2023</p>																																																	
Legal Description Lat/Long: 36.29464076 -95.55547057																																																						
W2 SE SW					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1361/757	MCCANN, KENT D & PATRICIA-A	03/08/2002	190,000	YES																																													
					1150/516	SPURLOCK, JACK & ETAL	01/04/1999	141,000	Yes																																													
					1086/350	CARTER, THOMAS A (DR)	10/29/1997	135,000	No																																													
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>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value 1,596</td> <td>1,596</td> <td>11%</td> <td>176</td> <td>Assessed</td> <td>34,456</td> <td>2,861.57</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 364,119</td> <td>311,630</td> <td> </td> <td>34,280</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 365,715</td> <td>313,226</td> <td> </td> <td>34,456</td> <td>Total Taxable</td> <td>34,456</td> <td>2,862.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2003	Land Value 1,596	1,596	11%	176	Assessed	34,456	2,861.57	Year Frozen	0	Improvements 364,119	311,630		34,280	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 365,715	313,226		34,456	Total Taxable	34,456	2,862.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013331	VANAMAN, ANDY L &	5	333,511	0	33,451	2,778.00																																															
2024	2024-660013331	VANAMAN, ANDY L &	5	317,343	0	32,478	2,710.00																																															
2023	2023-660013331	VANAMAN, ANDY L &	5	297,371	0	31,532	2,626.00																																															
2022	2022-660013331	VANAMAN, ANDY L &	5	282,806	0	30,613	2,546.00																																															
2021	2021-660013331	VANAMAN, ANDY L &	5	270,194	0	29,722	2,521.00																																															
2020	2020-660013331	VANAMAN, ANDY L &	5	273,322	0	29,928	2,534.00																																															
2019	2019-660013331	VANAMAN, ANDY L &	5	264,145	0	29,056	2,516.00																																															
2018	2018-660013331	VANAMAN, ANDY L &	5	281,528	0	29,065	2,520.00																																															
2017	2017-660013331	VANAMAN, ANDY L &	5	278,602	0	28,218	2,301.00																																															
2016	2016-660013331	VANAMAN, ANDY L &	5	271,412	0	27,396	2,337.00																																															
2015	2015-660013331	VANAMAN, ANDY L &	5	241,800	0	26,598	2,247.00																																															
2014	2014-660013331	VANAMAN, ANDY L &	5	251,165	0	25,847	2,218.00																																															
2013	2013-660013331	VANAMAN, ANDY L &	5	237,647	0	25,094	2,186.00																																															



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Metal
Base/Total Area	3,161 / 5,508
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,161
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	1,140 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1956 / 53

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	81.70	Total Misc Impr	+ 24,622	Roofing Adj	+ 2.93	Garage Cost	+ 33,961
Subfloor Adj	+ -1.18	Total RCN	= 599,303	Heat/Cool Adj	+ 12.64	Depreciation (57%)	- 341,603
Plumbing Adj	+ 2.08	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 257,700
Adj Base Cost	= 98.17	Lot Value	+ 257,700	Total Area	x 5,508	Indicated Value	= 257,700
		Value Per SqFt	46.79	Adjusted Cost	= 540,720		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,700		
Lot Value			
Indicated Value	257,700	46.79	Per SqFt
Agland Value	1,596		
Site Improvements	106,419		
Total Value	365,715	66.40	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	32109		230	230	26.21		6,028
PATO	SLAB PORCH - OPEN	32110	27x15		405	8.60		3,483
PATO	SLAB PORCH - OPEN	125517	30x9		270	9.37		2,530
PATO	SLAB PORCH - OPEN	125518	810		810	8.60		6,966



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	10x24x0			240
	Qual	4	Cond 4	Year	Eff Age 7	
	Valuation Summary Base Cost (35.96 x 240) 8,630		Modifier Total		RCN 8,630	Depr (5% Phys/ % Func) 432
	UTIL	SHOP BUILDING	0x0x0			2,736
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25.04 x 2,736) 68,509		Modifier Total		RCN 68,509	Depr (20% Phys/ % Func) 13,702
	UTIL	SHOP BUILDING	0x0x0			864
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (31.28 x 864) 27,026		Modifier Total		RCN 27,026	Depr (20% Phys/ % Func) 5,405
	SV	SWIM VINYL	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total		RCN 25,000	Depr (15% Phys/ % Func) 3,750
	LT	LEAN-TO	7x28x0			196
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 196) 572		Modifier Total		RCN 572	Depr (5% Phys/ % Func) 29



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		3.000	92	92	275	275
CO	COLLINSVILLE STONY LOAM	TMBR	22	0		5.000	40	40	198	198
TMBR Totals						8.000			473	473
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		3.000	122	122	367	367
CO	COLLINSVILLE STONY LOAM	NTV PST	22	0		7.000	53	53	370	370
NTV PST Totals						10.000			737	737
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69	0		2.000	193	193	386	386
IMP PST Totals						2.000			386	386
Total Agland						20.000			1,596	1,596