



# 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	660013366								
Parcel ID	22N14E-13-1-00000-000-0000								
Cadastral ID	13-22-14-00700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	274640								
GARDNER, LOUIS S & TERRE LEE									
9652 ALAWHE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	15160 S 4065 RD								
Subdivision									
Lot/Block	/	Parcel Size	194.52 - Acres						
Sec/Twn/Rng	13 / 22 / 14 / 1								
Neighborhood	4010 - 22-14								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.38384618 -95.76796437									
TR IN N2 & S2 NE DESC AS: COMM NW/C NW NE, S88-41-34W ALG N/L NW 82.25' TO POB; S24-41-41E 278.94'; S15-24-02E 23.97'; S00-54 09W 35'; S20-01-36W 163.01'; S71-36-10E 262.93'; S59-26-18E 242.04'; N 88-20-54E 233.34'; S01-23-39E 794.43'; N87-46-50W 587.46'; N07-30-									
Building Permits									
Number	Description	Opened	Closed	Amount					
R14	R14-*NEW STRUCTURE POSS JUST R		12/2012						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2191/565	CARROLL, CHARLES A III &	08/31/2011	3,473,333	11					
1912/710	SONRISE RANCH LLC	11/08/2007	0	4					
1744/558	CARROLL, CHARLES A &-KATHLEEN	01/19/2006	0	4					
1234/329	HAYNES FAMILY TRUST	06/23/2000	935,000	No					
1224/88	ADCOCK, ROBERT W & GLENDA M	04/14/2000	3,765,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	42,706	42,169	11%	4,639	Assessed	44,945	
Year Frozen	0	Improvements	399,693	366,417		40,306	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	442,399	408,586		44,945	Total Taxable	44,945	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013366	GARDNER, LOUIS S & TERRE LEE	10	411,855	0	43,636	4,720.00		
2024	2024-660013366	GARDNER, LOUIS S & TERRE LEE	10	205,066	0	22,558	2,362.00		
2023	2023-660013366	GARDNER, LOUIS S & TERRE LEE	10	203,252	0	22,358	2,325.00		
2022	2022-660013366	GARDNER, LOUIS S & TERRE LEE	10	199,446	0	21,940	2,271.00		
2021	2021-660013366	GARDNER, LOUIS S & TERRE LEE	10	209,751	0	23,073	2,406.00		
2020	2020-660013366	GARDNER, LOUIS S & TERRE LEE	10	212,226	0	23,275	2,462.00		
2019	2019-660013366	GARDNER, LOUIS S & TERRE LEE	10	205,427	0	22,597	2,345.00		
2018	2018-660013366	GARDNER, LOUIS S & TERRE LEE	10	216,447	0	23,809	2,557.00		
2017	2017-660013366	GARDNER, LOUIS S & TERRE LEE	10	213,680	0	23,505	2,673.00		
2016	2016-660013366	GARDNER, LOUIS S & TERRE LEE	10	162,203	0	17,843	1,847.00		
2015	2015-660013366	GARDNER, LOUIS S & TERRE LEE	10	159,201	0	17,513	1,716.00		
2014	2014-660013366	GARDNER, LOUIS S & TERRE LEE	10	161,722	0	17,588	1,721.00		
2013	2013-660013366	GARDNER, LOUIS S & TERRE LEE	10	155,233	0	17,075	1,615.00		



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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,638 / 1,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,638
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1972 / 35

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/21/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.03	Total Misc Impr	+	15,266			
Roofing Adj	+ 4.68	Garage Cost	+	17,686			
Subfloor Adj	+ -2.31	Total RCN	=	244,352			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	105,071			
Plumbing Adj	+ 7.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,281			
Adj Base Cost	= 129.06	Lot Value	+				
Total Area	x 1,638	Indicated Value	=	139,281			
Adjusted Cost	= 211,400	Value Per SqFt		85.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,281		
Lot Value			
Indicated Value	139,281	85.03	Per SqFt
Agland Value	42,706		
Site Improvements	260,412		
Total Value	442,399	270.08	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	32188	26x12		312	25.95		8,096
PATO	SLAB PORCH - OPEN	32189	14x10		140	11.11		1,555



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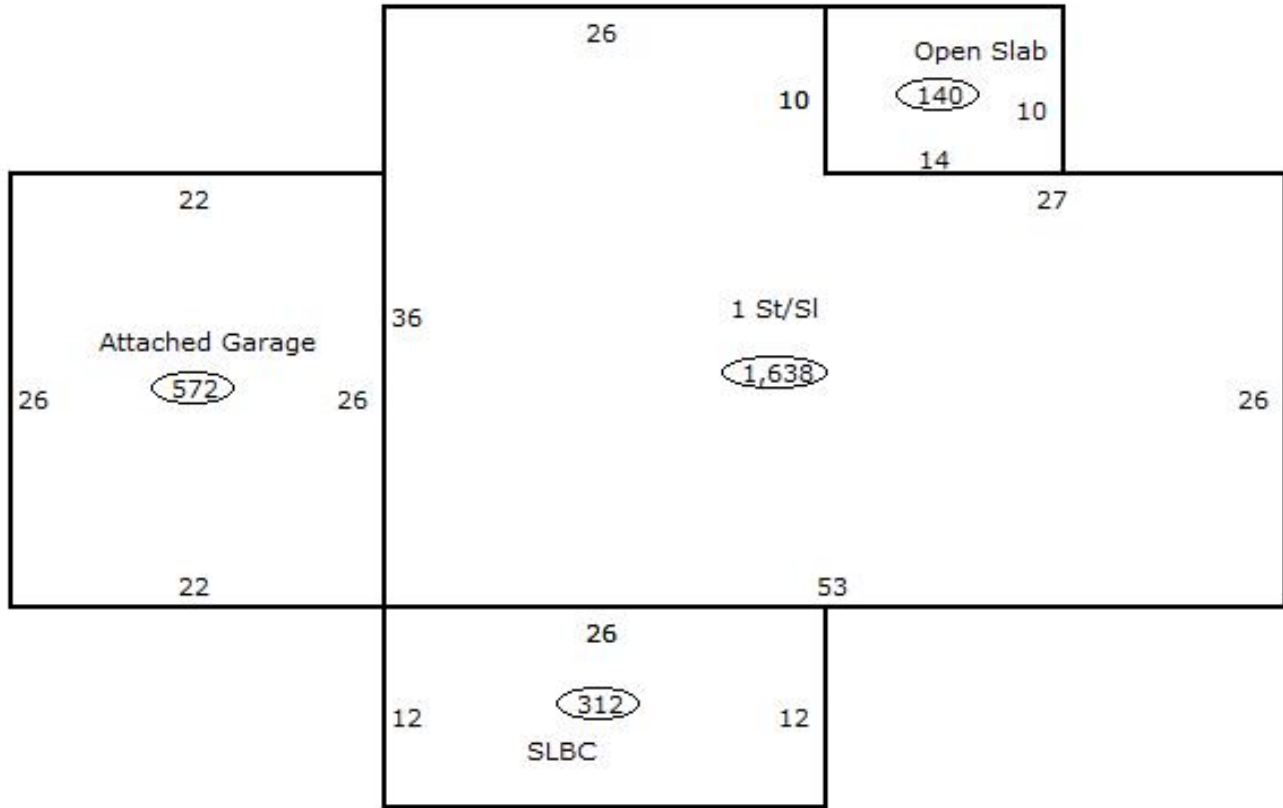
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,638	1.000	1,638
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	312	1.000	312
4	M	PATO		13	Open Slab	140	1.000	140
<b>Total Building Area</b>						1,638		1,638



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### Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	24x128x14	Gravel	Formed Metal	3,072
	Qual	3.5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.70 x 3,072)		57,446	57,446	1,723	55,723
	EQSH	Equipment Shed	40x80x16	Gravel	Formed Metal	3,200
	Qual	3.5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.08 x 3,200)		61,056	61,056	1,832	59,224
	LNT0	Lean To - Attached	20x40x10	Base	Formed Metal	800
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.73 x 800)		5,384	5,384	646	4,738
	SHDS	Shed - Small	16x22x8	Base	Composition Shingle	352
	Qual	3.5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.74 x 352)		7,300	5,766	13,066	11,759
	SHDS	Shed - Small	16x10x8	Base	Composition Shingle	160
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.49 x 160)		3,758	3,758	376	3,382
	UTIL	Shop Building	60x30x8	Base	Formed Metal	1,800
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.62 x 1,800)		58,716	64,466	123,182	104,705
	PRCH	SLAB PORCH - COVERED	14x60x0	Concrete	Formed Metal	840
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (24.61 x 840)		20,672	20,672	1,034	19,638



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### Outbuildings/Site Improvements

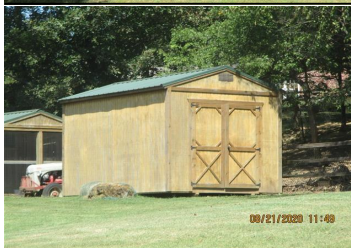
Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GBST	Grain Bin - Storage	0x0x0	Dirt		112
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2016	<b>Eff Age</b> 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (1.90 x 112)	213		213	79



PCPT	Carport - Portable	22x20x8	Base	Formed Metal	440
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.20 x 440)	1,848		1,848	739



SHDS	Shed - Small	0x0x0	Base	Composition Shingle	
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b>	<b>Eff Age</b> 1520		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (37.81 x )				



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.077	36	36	39	39
<b>TMBR Totals</b>						1.077			39	39
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			6.757	192	192	1,297	1,297
<b>NTV PST Totals</b>						6.757			1,297	1,297
VE	VERDIGRIS CLAY LOAM	IMP PST	90			70.886	252	252	17,863	17,863
<b>IMP PST Totals</b>						70.886			17,863	17,863
OS	OSAGE CLAY	CLT LND	58			115.800	203	203	23,507	23,507
<b>CLT LND Totals</b>						115.800			23,507	23,507
<b>Total Agland</b>						194.520			42,706	42,706