



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 660014002 Parcel ID 22N14E-14-4-00000-000-0000 Cadastral ID 14-22-14-00800 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 15490 S 4060 RD Subdivision Lot/Block / Parcel Size 190 - Acres Sec/Twn/Rng 14 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S004 - OOLOGAH SCHOOLS									
Legal Description SE & E2 NE SW & S2 S2 SE NE. Lat/Long: 36.38029466 -95.78497317									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R18	R23- POSS NEW SFR	03/2017	09/2022	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2191/565	CARROLL, CHARLES A III &	08/31/2011	3,473,333	11
					1776/810	SONRISE RANCH LLC	05/24/2006	0	4
					1744/558	CARROLL, CHARLES A &-KATHLEEN	01/19/2006	0	4
					1596/336	BARLOW, JAMES L & PATRICIA-A	06/11/2004	350,000	11
					1234/327	HAYNES FAMILY TRUST	06/23/2000	370,500	No
					1224/88	ADCOCK, ROBERT WAYNE	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 28,811	28,811	11%	3,169	Assessed	118,177	12,784.57	
Year Frozen	0	Improvements 1,175,624	1,045,523		115,008	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 1,204,435	1,074,334		118,177	Total Taxable	118,177	12,785.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660014002	GARDNER, LOUIS S & TERRE LEE	10	1,065,046	0	114,735	12,413.00		
2024	2024-660014002	GARDNER, LOUIS S & TERRE LEE	10	1,012,664	0	111,393	11,667.00		
2023	2023-660014002	GARDNER, LOUIS S & TERRE LEE	10	1,094,488	0	120,394	12,520.00		
2022	2022-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,881	0	4,717	489.00		
2021	2021-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,523	0	4,678	488.00		
2020	2020-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,492	0	4,674	495.00		
2019	2019-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,406	0	4,665	484.00		
2018	2018-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,489	0	4,673	502.00		
2017	2017-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,431	0	4,667	531.00		
2016	2016-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,434	0	4,668	484.00		
2015	2015-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,406	0	4,665	457.00		
2014	2014-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,431	0	4,667	457.00		
2013	2013-660014002	GARDNER, LOUIS S & TERRE LEE	10	42,431	0	4,667	442.00		




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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	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	5,087 / 7,200
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,087
Fixture/RghIn	/
Bed/F/H Bath	4 / 6.0 / 2.0
Basement Area	
Garage Type	1,496 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.88	Total Misc Impr	+ 101,079	Garage Cost	+ 122,433	Total RCN	= 1,199,616
Roofing Adj	+ 4.61	Depreciation (2%)	- 23,992	Lump Sums	+ 0	RCNLD	= 1,175,624
Subfloor Adj	+ -4.29	Lot Value	+ 1,175,624	Indicated Value	= 1,175,624	Value Per SqFt	163.28
Heat/Cool Adj	+ 20.10						
Plumbing Adj	+ 7.27						
Basement Adj	+ 0.00						
Adj Base Cost	= 135.57						
Total Area	x 7,200						
Adjusted Cost	= 976,104						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,175,624		
Lot Value			
Indicated Value	1,175,624	163.28	Per SqFt
Agland Value	28,811		
Site Improvements			
Total Value	2,380,059	330.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155612	1309		1,309	40.71		53,289
PRCH	Slab Porch - Covered	155613	14x11		154	45.09		6,944
PRCH	Slab Porch - Covered	155614	121		121	45.37		5,490
PRCH	Slab Porch - Covered	155615	252		252	44.48		11,209
PRCH	Slab Porch - Covered	155616	22		22	45.94		1,011
PRCH	Slab Porch - Covered	155617	16x9		144	45.17		6,504
FPR1	Fireplace - Residential 1 Story		1		1	8,928.49		8,928
ODFP	Outdoor Fireplace/Firepit		1		1	7,704.33		7,704



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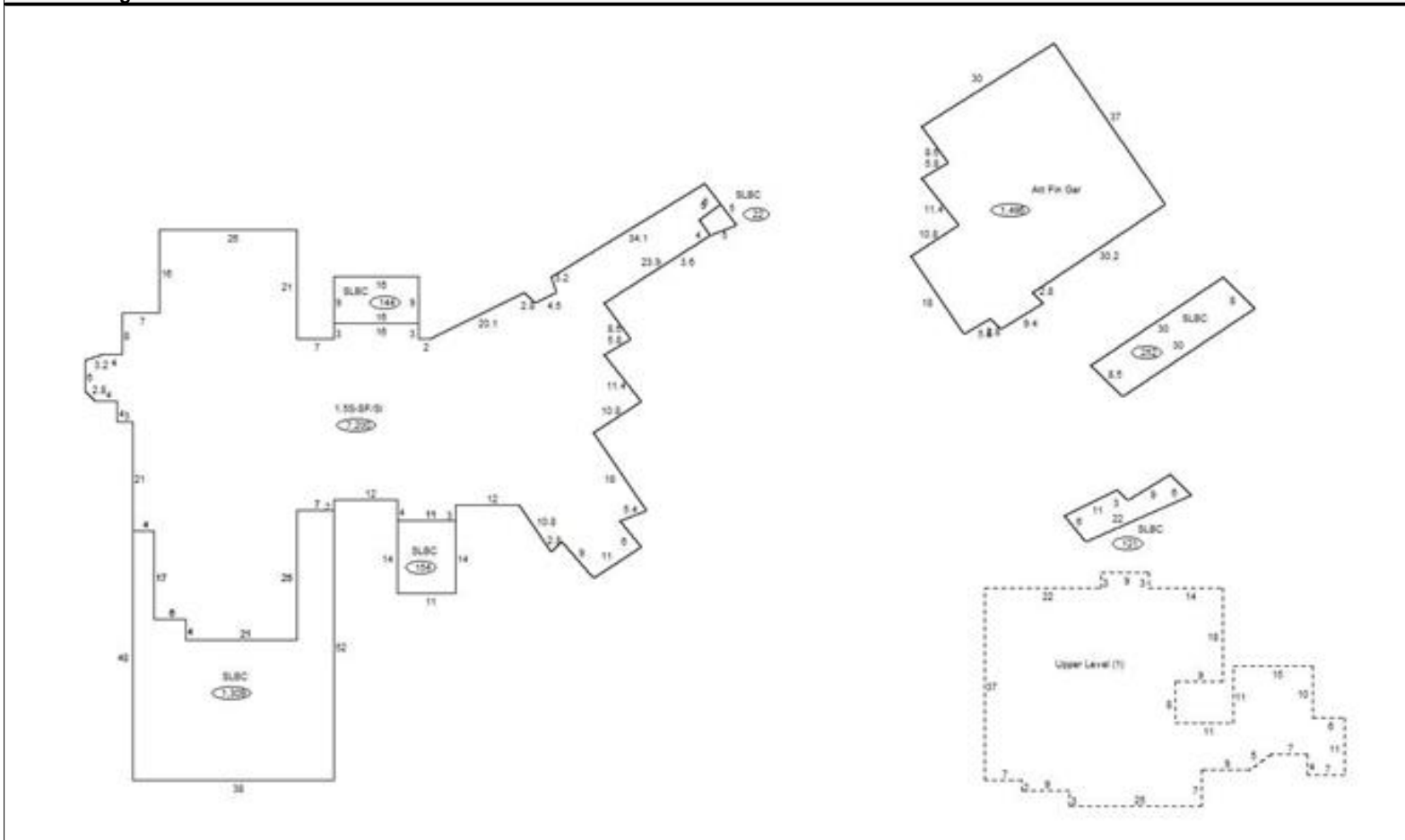
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	5,087	1.415	7,200
2	G	5		20	Att Fin Gar	1,496	1.000	1,496
3	M	PRCH		20	SLBC	1,309	1.000	1,309
4	M	PRCH		20	SLBC	154	1.000	154
5	M	PRCH		20	SLBC	121	1.000	121
6	M	PRCH		20	SLBC	252	1.000	252
7	M	PRCH		20	SLBC	22	1.000	22
8	M	PRCH		20	SLBC	144	1.000	144
9	U	^UL		20	Upper Level (1)	2,113	1.000	2,113
10	B	3		20	Basement	1,687	1.000	1,687
Total Building Area						5,087		7,200



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			12.685	192	192	2,436	2,436
CO	COLLINSVILLE STONY LOAM	NTV PST	22			2.949	53	53	156	156
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			8.177	168	168	1,374	1,374
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.558	192	192	491	491
OS	OSAGE CLAY	TMBR	58			26.917	104	104	2,810	2,810
VD	VERDIGRIS SILT LOAM	TMBR	95			.815	171	171	139	139
VE	VERDIGRIS CLAY LOAM	TMBR	90			128.013	162	162	20,738	20,738
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			7.886	85	85	667	667
TMBR Totals						190.000			28,811	28,811
Total Agland						190.000			28,811	28,811