



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 00:22:31
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Assessment Data					Primary Image									
Account	660014569													
Parcel ID	21N16E-15-1-00000-000-0000													
Cadastral ID	15-21-16-01700													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	252846													
RHOADS, LYNDA S														
TRUSTEE														
13592 E HWY 20 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	13592 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size	.92 - Acres											
Sec/Twn/Rng	15 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description														
Lat/Long: 36.30650266 -95.58589107														
E 85' N 512.47' E2 E2 W2 NW NE LESS N 60', E 85' THEREOF														
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										
2680/900	RHOADS, LYNDA S	12/14/2017	0	4										
2670/217	RHOADS, BOB	10/26/2017	0	4										
894/92	GARVIN, ELWOOD J &	08/24/1992	45,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value	38,399	23,109	11%	2,542	Assessed	11,095 921.44						
Year Frozen	0	Improvements	93,654	77,758		8,553	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	132,053	100,867		11,095	Total Taxable	10,095 838.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014569	RHOADS, LYNDA S	5	124,925	1000	9,773	812.00							
2024	2024-660014569	RHOADS, LYNDA S	5	130,416	1000	9,458	789.00							
2023	2023-660014569	RHOADS, LYNDA S	5	101,281	1000	9,154	762.00							
2022	2022-660014569	RHOADS, LYNDA S	5	100,452	1000	8,858	737.00							
2021	2021-660014569	RHOADS, LYNDA S	5	106,478	1000	8,571	727.00							
2020	2020-660014569	RHOADS, LYNDA S	5	107,046	1000	8,293	702.00							
2019	2019-660014569	RHOADS, LYNDA S	5	101,045	1000	8,022	695.00							
2018	2018-660014569	RHOADS, LYNDA S	5	106,559	1000	7,760	673.00							
2017	2017-660014569	RHOADS, BOB	5	105,786	1000	7,504	612.00							
2016	2016-660014569	RHOADS, BOB	5	103,220	1000	7,256	619.00							
2015	2015-660014569	RHOADS, BOB	5	100,081	1000	7,016	593.00							
2014	2014-660014569	RHOADS, BOB	5	100,847	1000	6,783	582.00							
2013	2013-660014569	RHOADS, BOB	5	96,505	1000	6,556	571.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.92	
Non-Ag Acres	1.0034	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,710.00 x .88 = 38,399	
Factor Value		
Adjustments	1.0000	
Lot Value	38,399	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,468 / 1,468
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1957 / 41



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-31\IMG_002I 7/31/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	94,158 64.14 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	78,640
Lot Value	38,399
Indicated Value	117,039 79.73 Per SqFt
Agland Value	
Site Improvements	15,014
Total Value	132,053 89.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.51	Total Misc Impr	+ 2,286
Roofing Adj	+ 3.93	Garage Cost	+ 0
Subfloor Adj	+ 2.39	Total RCN	= 149,262
Heat/Cool Adj	+ 1.65	Depreciation (51%)	- 76,124
Plumbing Adj	+ 5.64	Lump Sums	+ 5,502
Basement Adj	+ 0.00	RCNLD	= 78,640
Adj Base Cost	= 100.12	Lot Value	+ 38,399
Total Area	x 1,468	Indicated Value	= 117,039
Adjusted Cost	= 146,976	Value Per SqFt	79.73

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35243	6x6		36	21.18		762
PATO	SLAB PORCH - OPEN	35244	26x6		156	9.77		1,524
WODC	WOOD DECK - COVERED	35245	20x10		200	34.39	20%	5,502



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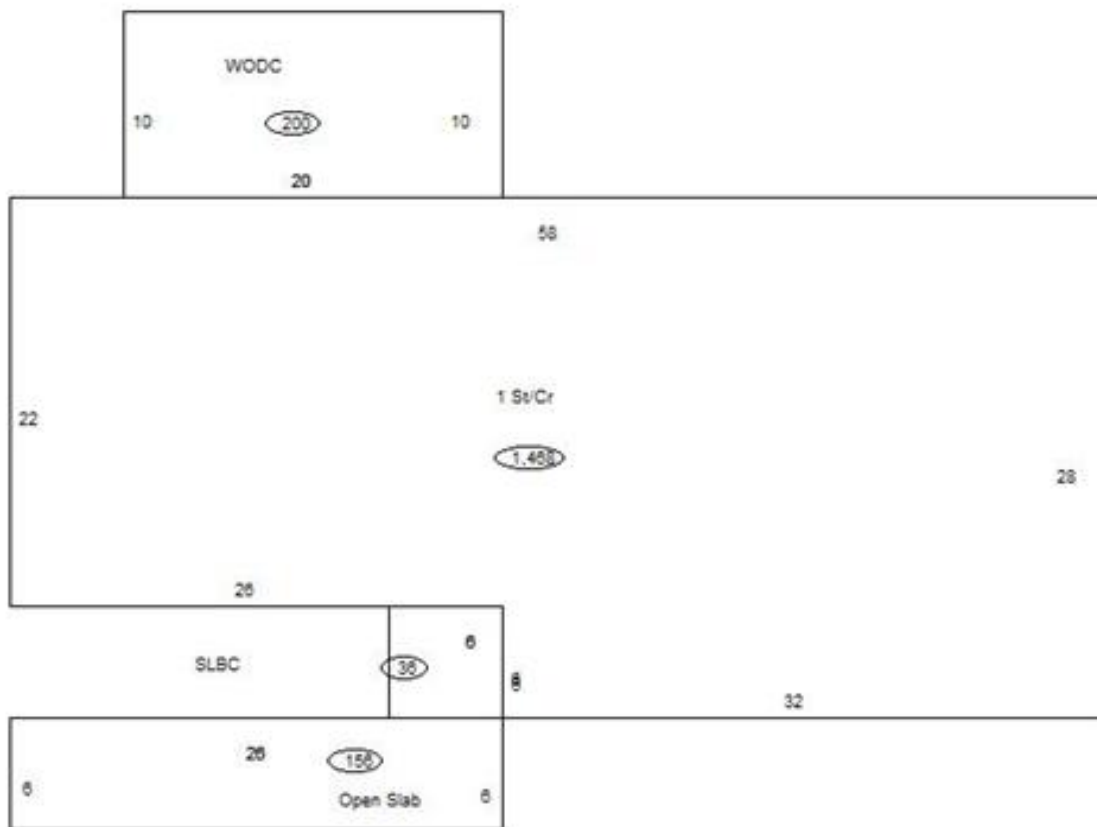
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,468	1.000	1,468
2	M	PRCH		10	SLBC	36	1.000	36
3	M	PATO		10	Open Slab	156	1.000	156
4	M	WODC		10	WODC	200	1.000	200
Total Building Area						1,468		1,468



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (31.28 x 600) 18,768		Modifier Total	RCN 18,768	Depr (20% Phys/ % Func) 3,754	RCNLD 15,014
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD