




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	660015675				 <p>\\tsclient\C\Users\rln\Pictures\2019-03-11\IMG_0023.JPG 3/11/2019</p>									
Parcel ID	22N16E-16-2-00000-000-0000													
Cadastral ID	16-22-16-00700													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	335359													
RISENHOOVER FAMILY														
REVOCABLE TRUST														
15562 S 4160 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	15562 S 4160 RD													
Subdivision														
Lot/Block	/	Parcel Size	30 - Acres											
Sec/Twn/Rng	16 / 22 / 16 / 2													
Neighborhood	6050 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.38477690 -95.59920039														
Building Permits														
S2 N2 NE SE & S2 NE SE														
<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					
H	Homestead	Yes	1,000	1,000	/	RISENHOOVER, CARL R &	07/29/2021	0	4					

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	0	Land Value	4,175	3,013	11%	331	Assessed	12,991	1,329.39
Year Frozen	2022	Improvements	159,476	115,086		12,660	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	163,651	118,099		12,991	Total Taxable	11,991	1,241.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660015675	RISENHOOVER FAMILY	11	155,540	1000	11,991	1,241.00	
2024	2024-660015675	RISENHOOVER FAMILY	11	148,794	1000	11,992	1,246.00	
2023	2023-660015675	RISENHOOVER FAMILY	11	140,531	1000	11,991	1,271.00	
2022	2022-660015675	RISENHOOVER FAMILY	11	142,208	1000	11,991	1,279.00	
2021	2021-660015675	RISENHOOVER FAMILY	11	150,169	1000	11,613	1,196.00	
2020	2020-660015675	RISENHOOVER, CARL R &	11	149,240	1000	11,246	1,196.00	
2019	2019-660015675	RISENHOOVER, CARL R &	11	138,200	1000	10,889	1,143.00	
2018	2018-660015675	RISENHOOVER, CARL R &	11	142,902	1000	10,543	1,119.00	
2017	2017-660015675	RISENHOOVER, CARL R	11	141,525	1000	10,207	1,058.00	
2016	2016-660015675	RISENHOOVER, CARL R	11	137,454	1000	9,880	1,031.00	
2015	2015-660015675	RISENHOOVER, CARL R	11	132,642	1000	9,564	1,006.00	
2014	2014-660015675	RISENHOOVER, CARL R	11	124,170	1000	9,256	975.00	
2013	2013-660015675	RISENHOOVER, CARL R	11	119,025	1000	8,957	927.00	



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Lot Data	Units-Buildable - UNPLATTED (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		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,846 / 1,846
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,846
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	154,085		
Lot Value			
Indicated Value	154,085	83.47	Per SqFt
Agland Value	4,175		
Site Improvements	5,391		
Total Value	163,651	88.65	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.91	Total Misc Impr	+	16,313			
Roofing Adj	+ 4.67	Garage Cost	+	17,686			
Subfloor Adj	+ -2.43	Total RCN	=	270,324			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	116,239			
Plumbing Adj	+ 6.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	154,085			
Adj Base Cost	= 128.02	Lot Value	+				
Total Area	x 1,846	Indicated Value	=	154,085			
Adjusted Cost	= 236,325	Value Per SqFt		83.47			

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	37805		136	136	26.50		3,604
PRCH	SLAB PORCH - COVERED	37806	17x16		272	26.08		7,094



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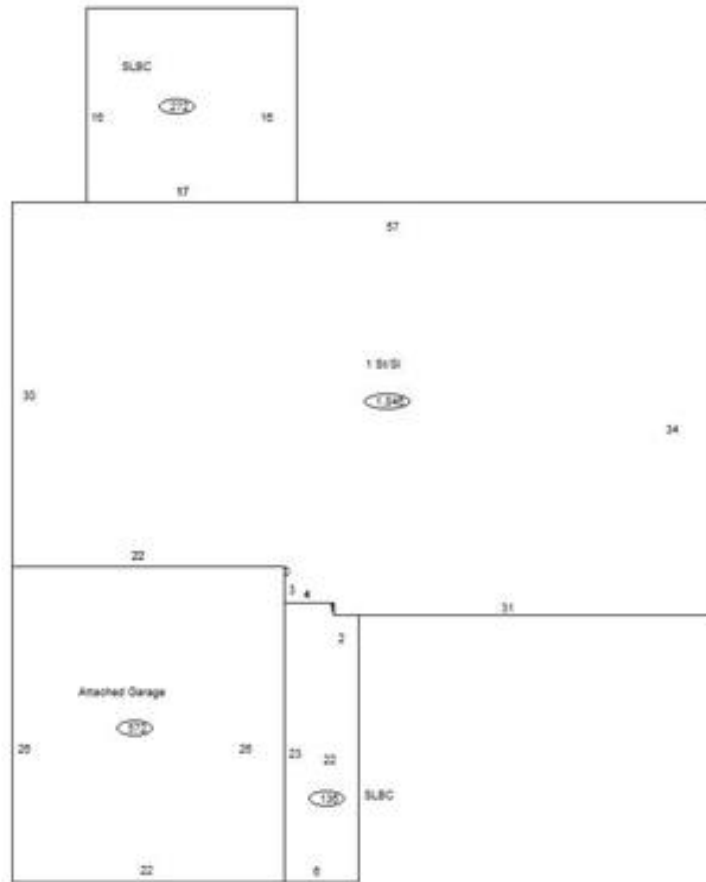
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,846	1.000	1,846
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	136	1.000	136
4	M	PRCH		10	SLBC	272	1.000	272
Total Building Area						1,846		1,846



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			864
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 864)	9,055		9,055	6,339	2,716
	STF	STG FAIR	22x20x0			440
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 440)	2,059		2,059	412	1,647
	LT	LEAN-TO	22x20x0			440
	Qual 1	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 440)	1,285		1,285	257	1,028



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			23.968	144	144	3,451	3,451
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			6.032	120	120	724	724
NTV PST Totals						30.000			4,175	4,175
Total Agland						30.000			4,175	4,175