



# 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	660018771								
Parcel ID	22N16E-21-1-00000-000-0000								
Cadastral ID	21-22-16-00100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	273498								
FOWLER, PAUL REED & RHONDA LYNN TRUST									
12350 E 440 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	12350 E 440 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	21 / 22 / 16 / 1								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.37888992 -95.60481202									
Building Permits									
NW NW NE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2513/237	FOWLER, PAUL & RHONDA	11/23/2015	0	4
					1176/896	BUTLER, MARLYNN HAMILTON	06/15/1999	25,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2000	Land Value	664	664	11%	73	Assessed	28,325	2,898.54
Year Frozen	0	Improvements	307,023	256,838		28,252	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	307,687	257,502		28,325	Total Taxable	27,325	2,810.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	289,283	1000	26,500	2,725.00
2024	2024-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	303,427	1000	25,700	2,653.00
2023	2023-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	262,269	1000	24,922	2,625.00
2022	2022-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	263,193	1000	24,167	2,562.00
2021	2021-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	229,195	1000	23,434	2,399.00
2020	2020-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	225,058	1000	22,723	2,402.00
2019	2019-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	210,496	1000	22,032	2,298.00
2018	2018-660018771	FOWLER, PAUL REED & RHONDA LYNN			11	216,496	1000	21,361	2,252.00
2017	2017-660018771	FOWLER, PAUL REED & RHONDA LYNN			9	214,456	1000	20,710	1,849.00
2016	2016-660018771	FOWLER, PAUL REED & RHONDA LYNN			9	208,253	1000	20,078	1,784.00
2015	2015-660018771	FOWLER, PAUL & RHONDA			9	194,522	1000	18,562	1,689.00
2014	2014-660018771	FOWLER, PAUL & RHONDA			9	196,414	1000	17,993	1,660.00
2013	2013-660018771	FOWLER, PAUL & RHONDA			9	183,128	1000	17,440	1,582.00



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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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	2,489 / 2,489
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,489
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	604 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



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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	100.94	Total Misc Impr	+ 21,877
Roofing Adj	+ 4.51	Garage Cost	+ 18,440
Subfloor Adj	+ -2.17	Total RCN	= 344,348
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	- 79,200
Plumbing Adj	+ 6.23	Lump Sums	+ 15,059
Basement Adj	+ 0.00	RCNLD	= 280,207
Adj Base Cost	= 122.15	Lot Value	+ 280,207
Total Area	x 2,489	Indicated Value	= 280,207
Adjusted Cost	= 304,031	Value Per SqFt	112.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,207		
Lot Value			
Indicated Value	280,207	112.58	Per SqFt
Agland Value	664		
Site Improvements	26,816		
Total Value	572,835	230.15	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	45571	31x6		186	26.35		4,901
PRCH	SLAB PORCH - COVERED	45572	445		445	25.53		11,361
WODO	WOOD DECK - OPEN	45573	436		436	16.97	25%	5,549
WODC	WOOD DECK - COVERED	141789	20x16		320	29.72		9,510

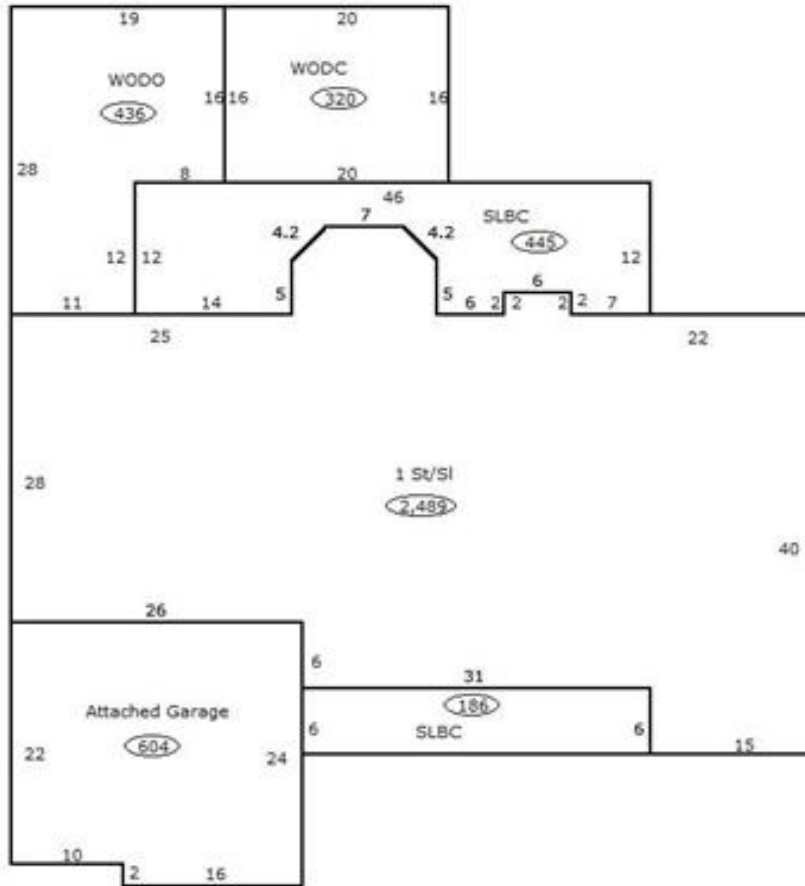


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Sketch Image

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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/SI	2,489	1.000	2,489
2	G	1		13	Attached Garage	604	1.000	604
3	M	PRCH		13	SLBC	186	1.000	186
4	M	PRCH		13	SLBC	445	1.000	445
5	M	WODO		13	WODO	436	1.000	436
6	M	WODC		13	WODC	320	1.000	320
<b>Total Building Area</b>						<b>2,489</b>		<b>2,489</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	28x38x0			1,064
	Qual 2	Cond 3	Year 2015	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 (29.65 x 1,064)		31,548		31,548	4,732	26,816
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			3.585	92	92	329	329
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.390	36	36	158	158
NAB	NEWTONIA SILT LOAM 1-3% S	TMBR	80			1.044	144	144	150	150
SO	SOGN SOILS	TMBR	15			.866	27	27	23	23
SO	SOGN SOILS	NTV PST	15			.115	36	36	4	4
<b>NTV PST Totals</b>						10.000			664	664
<b>Total Agland</b>						10.000			664	664