



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
<b>Account</b> 660019272 <b>Parcel ID</b> 000000-00-0-00921-002-0002 <b>Cadastral ID</b> 22-21-16-01290 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 307031 BARNES, MATTHEW A &  MICHELE D 13472 E 500 RD CLAREMORE OK 74019-0000																																																										
<b>Parcel Location</b> <b>Situs</b> 13472 E 500 RD <b>Subdivision</b> WILDWOOD ACRES <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 16 / 5 <b>Neighborhood</b> 1145 - R-V01-SE FOYIL <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																										
<b>Legal Description</b> Lot/Long: 36.29254398 -95.58840698					<b>Building Permits</b>																																																					
LOT 2 BLOCK 2 WILDWOOD ACRES					<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																																												
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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																	
H	Homestead	No	1,000		2247/252	LINTON, JOHN O JR &	05/25/2012	189,000	YES																																																	
					1771/932	RUPE, DARREL L & DELAINE	05/08/2006	166,000	YES																																																	
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value</td> <td>48,069</td> <td>23,746</td> <td>11%</td> <td>2,612</td> <td>Assessed</td> <td>24,369</td> <td>2,023.85</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>212,067</td> <td>197,793</td> <td> </td> <td>21,757</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>260,136</td> <td>221,539</td> <td> </td> <td>24,369</td> <td>Total Taxable</td> <td>24,369</td> <td>2,024.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2013	Land Value	48,069	23,746	11%	2,612	Assessed	24,369	2,023.85	Year Frozen	0	Improvements	212,067	197,793		21,757	Penalty	0		Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00	TIF Project ID	0	Total Value	260,136	221,539		24,369	Total Taxable	24,369	2,024.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660019272	BARNES, MATTHEW A &	5	250,153	0	23,209	1,928.00																																																			
2024	2024-660019272	BARNES, MATTHEW A &	5	241,589	0	22,104	1,845.00																																																			
2023	2023-660019272	BARNES, MATTHEW A &	5	191,375	0	21,051	1,753.00																																																			
2022	2022-660019272	BARNES, MATTHEW A &	5	189,352	0	20,829	1,733.00																																																			
2021	2021-660019272	BARNES, MATTHEW A &	5	195,759	0	21,533	1,827.00																																																			
2020	2020-660019272	BARNES, MATTHEW A &	5	194,644	0	21,411	1,813.00																																																			
2019	2019-660019272	BARNES, MATTHEW A &	5	210,068	0	23,107	2,001.00																																																			
2018	2018-660019272	BARNES, MATTHEW A &	5	214,394	0	23,583	2,044.00																																																			
2017	2017-660019272	BARNES, MATTHEW A &	5	212,376	0	23,361	1,905.00																																																			
2016	2016-660019272	BARNES, MATTHEW A &	5	206,795	0	22,747	1,940.00																																																			
2015	2015-660019272	BARNES, MATTHEW A &	5	201,080	0	22,119	1,869.00																																																			
2014	2014-660019272	BARNES, MATTHEW A &	5	207,073	0	22,341	1,917.00																																																			
2013	2013-660019272	BARNES, MATTHEW A &	5	193,425	0	21,277	1,853.00																																																			




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Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8055	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	35,087.00 x 1.37 = 48,069	
Factor Value		
Adjustments	1.0000	
Lot Value	48,069	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	2,312 / 2,312
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,312
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	487 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	276,939	119.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	320,360		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.09	Total Misc Impr	+	25,071			
Roofing Adj	+ 5.22	Garage Cost	+	19,485			
Subfloor Adj	+ -3.40	Total RCN	=	354,503			
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	-	152,436			
Plumbing Adj	+ 9.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	202,067			
Adj Base Cost	= 134.06	Lot Value	+	48,069			
Total Area	x 2,312	Indicated Value	=	250,136			
Adjusted Cost	= 309,947	Value Per SqFt		108.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,067		
Lot Value	48,069		
Indicated Value	250,136	108.19	Per SqFt
Agland Value			
Site Improvements	10,000		
Total Value	260,136	112.52	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	6,429.63		6,430
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PRCH	SLAB PORCH - COVERED	46801	10x4		40	29.40		1,176
PRCH	SLAB PORCH - COVERED	46802	8x8		64	29.33		1,877
PRCH	SLAB PORCH - COVERED	46803	12x6		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	46804	246		246	28.65		7,048





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000	25,000	15,000	10,000
	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 )				