



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	660019295								
Parcel ID	21N16E-22-1-00000-000-0000								
Cadastral ID	22-21-16-05700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	323017								
STEWARD, DAVID JAMES & SEIRE									
PO BOX 2425									
CLAREMORE	OK 74018-0000								
Parcel Location									
Situs	13784 E 500 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.5 - Acres						
Sec/Twn/Rng	22 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description									
Lat/Long: 36.29201348 -95.58359281									
BEG AT A PT ON SEC/L 1152.9' W OF NE/C OF MENTIONED SEC 22, W 361.6' TO A PT S 624.73' & 266' N 8-42 E 632' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
STORM	R17-POSS DAMAGE	03/2016	04/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2672/779	SPALDING, HAYDEN V & NORMA P	11/03/2017	125,000	YES					
1037/202	SZABO, GARRY A &	08/28/1996	78,030	No					
929/468	CRICE, JANICE E &	09/20/1993	69,900	Yes					
890/409	CRICE, JANICE E &	08/26/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2018	Land Value	79,194	54,384	11%	5,982	Assessed	11,976	
Year Frozen	0	Improvements	54,491	54,491		5,994	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	133,685	108,875		11,976	Total Taxable	10,976	
912.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019295	STEWARD, DAVID JAMES & SEIRE	5	133,756	1000	10,628	883.00		
2024	2024-660019295	STEWARD, DAVID JAMES & SEIRE	5	136,931	1000	10,290	859.00		
2023	2023-660019295	STEWARD, DAVID JAMES & SEIRE	5	100,901	1000	9,960	829.00		
2022	2022-660019295	STEWARD, DAVID JAMES & SEIRE	5	96,735	1000	9,641	802.00		
2021	2021-660019295	STEWARD, DAVID JAMES & SEIRE	5	95,240	1000	9,477	804.00		
2020	2020-660019295	STEWARD, DAVID JAMES & SEIRE	5	93,624	1000	9,299	787.00		
2019	2019-660019295	STEWARD, DAVID JAMES & SEIRE	5	118,756	1000	12,063	1,045.00		
2018	2018-660019295	STEWARD, DAVID JAMES & SEIRE	5	124,513	0	13,697	1,187.00		
2017	2017-660019295	SPALDING, HAYDEN V & NORMA P	5	72,299	1000	6,953	567.00		
2016	2016-660019295	SPALDING, HAYDEN V & NORMA P	5	71,459	1000	6,860	585.00		
2015	2015-660019295	SPALDING, HAYDEN V & NORMA P	5	70,616	1000	6,768	572.00		
2014	2014-660019295	SPALDING, HAYDEN V & NORMA P	5	71,899	1000	6,909	593.00		
2013	2013-660019295	SPALDING, HAYDEN V & NORMA P	5	73,832	1000	6,816	594.00		




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.4903 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 195,596.00 x .40 = 79,194 Factor Value Adjustments 1.0000 Lot Value 79,194		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (290)\IMG_0012.JPG 11/1/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,192 / 1,192
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

Cost Approach				Manual : 01/2025			
Base Cost	100.48	Total Misc Impr	+ 5,626	Garage Cost	+		
Roofing Adj	+ 4.66	Total RCN	= 145,042	Depreciation (69%)	-	100,079	
Subfloor Adj	+ 1.22	Lump Sums	+ 5,496	RCNLD	=	50,459	
Heat/Cool Adj	+ 1.84	Lot Value	+ 79,194	Indicated Value	=	129,653	
Plumbing Adj	+ 8.76	Value Per SqFt	108.77				
Basement Adj	+ 0.00						
Adj Base Cost	= 116.96						
Total Area	x 1,192						
Adjusted Cost	= 139,416						

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	71,802 60.24 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	50,459
Lot Value	79,194
Indicated Value	129,653 108.77 Per SqFt
Agland Value	
Site Improvements	4,032
Total Value	133,685 112.15 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	46878	30x8		240	23.44		5,626
WODO	WOOD DECK - OPEN	46879	428		428	16.05	20%	5,496



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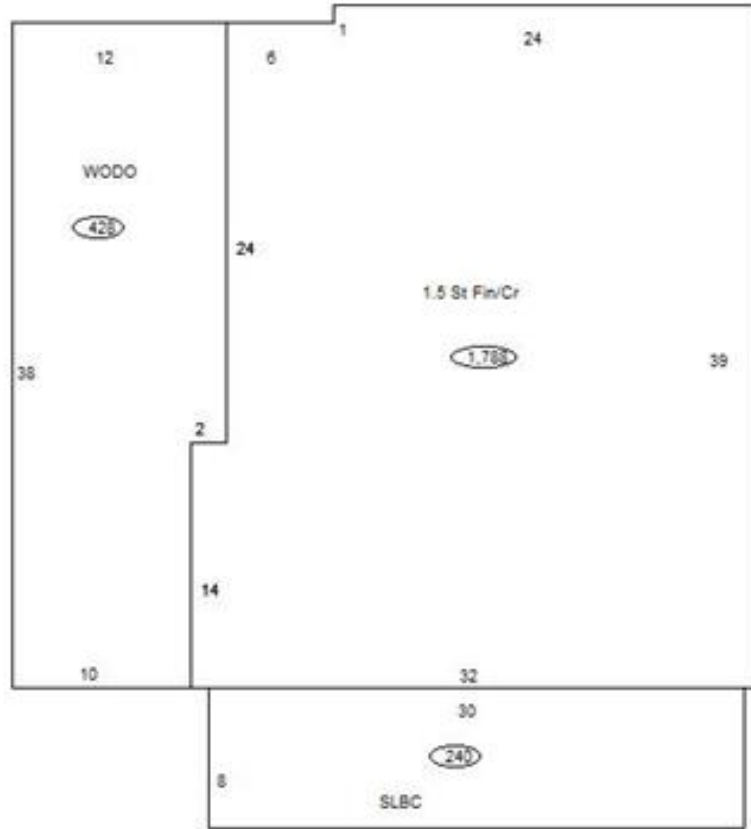
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,192	1.500	1,788
2	M	PRCH		10	SLBC	240	1.000	240
3	M	WODO		10	WODO	428	1.000	428
Total Building Area						1,192		1,788



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520	11,520	7,488	4,032
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					