



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:34:33
Page 1

Assessment Data					Primary Image				
Account	660019297				<p>\\tsclient\A\TOMMY DUNLAP\New folder (291)\IMG_0007.JPG 11/3/2023</p>				
Parcel ID	21N16E-22-1-00000-000-0000								
Cadastral ID	22-21-16-05810								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	260234								
POLLOCK, FRANK KENNETH &									
LINDA JO									
13918 E 500 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	13918 E 500 RD								
Subdivision									
Lot/Block	/	Parcel Size 3 - Acres							
Sec/Twn/Rng	22 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description									
Lat/Long: 36.29226436 -95.58099385									
W 330' OF E 755' OF N 396' NE									
Building Permits									
Number	Description	Opened	Closed	Amount					
STORM	R17-POSS STORAGE GONE	04/2016	06/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
979/251	COWHERD, C L SAM	01/18/1995	113,500	Yes					
851/669			20,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value 85,681	47,760	11%	5,254	Assessed	26,567	2,206.39	
Year Frozen	0	Improvements 193,747	193,747		21,313	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 279,428	241,507		26,567	Total Taxable	25,567	2,123.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019297	POLLOCK, FRANK KENNETH &	5	267,045	1000	24,792	2,059.00		
2024	2024-660019297	POLLOCK, FRANK KENNETH &	5	280,434	1000	24,041	2,006.00		
2023	2023-660019297	POLLOCK, FRANK KENNETH &	5	221,015	1000	23,312	1,941.00		
2022	2022-660019297	POLLOCK, FRANK KENNETH &	5	223,558	1000	23,591	1,962.00		
2021	2021-660019297	POLLOCK, FRANK KENNETH &	5	218,204	1000	23,002	1,951.00		
2020	2020-660019297	POLLOCK, FRANK KENNETH &	5	213,738	1000	22,335	1,891.00		
2019	2019-660019297	POLLOCK, FRANK KENNETH &	5	204,830	0	22,531	1,951.00		
2018	2018-660019297	POLLOCK, FRANK KENNETH &	5	210,358	0	23,139	2,006.00		
2017	2017-660019297	POLLOCK, FRANK KENNETH &	5	208,678	0	22,955	1,872.00		
2016	2016-660019297	POLLOCK, FRANK KENNETH &	5	203,484	0	22,383	1,909.00		
2015	2015-660019297	POLLOCK, FRANK KENNETH &	5	197,686	0	21,498	1,816.00		
2014	2014-660019297	POLLOCK, FRANK KENNETH &	5	199,280	0	20,474	1,757.00		
2013	2013-660019297	POLLOCK, FRANK KENNETH &	5	188,120	0	19,499	1,699.00		



Rogers

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Date 04/17/2026
Time 00:34:33
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.9391	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	128,027.00 x .51 = 65,681	
Factor Value		
Adjustments	1.3045	
Lot Value	85,681	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,826 / 2,102
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,826
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1991 / 26



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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	245,136	116.62	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.82	Total Misc Impr	+	11,152			
Roofing Adj	+ 4.16	Garage Cost	+	17,756			
Subfloor Adj	+ -1.99	Total RCN	=	283,271			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	90,647			
Plumbing Adj	+ 7.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	192,624			
Adj Base Cost	= 121.01	Lot Value	+	85,681			
Total Area	x 2,102	Indicated Value	=	278,305			
Adjusted Cost	= 254,363	Value Per SqFt		132.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,624		
Lot Value	85,681		
Indicated Value	278,305	132.40	Per SqFt
Agland Value			
Site Improvements	1,123		
Total Value	279,428	132.93	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	46883		192	192	26.33		5,055
PATO	SLAB PORCH - OPEN	46884		7x6	42	11.48		482



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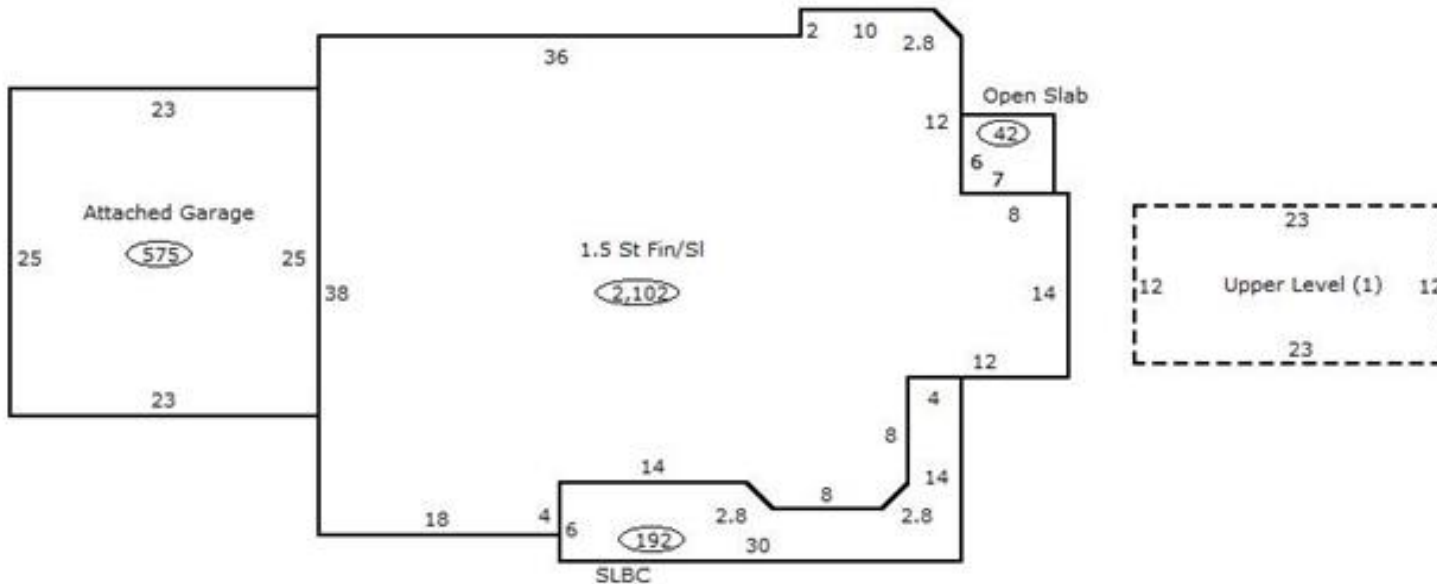
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Date 04/17/2026
 Time 00:34:33
 Page 3

Sketch Image

660019297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,826	1.151	2,102
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PATO		13	Open Slab	42	1.000	42
5	U	^UL		13	Upper Level (1)	276	1.000	276
Total Building Area						1,826		2,102



Rogers


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Date 04/17/2026
Time 00:34:33
Page 4

660019297

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 3	Year	2019	Eff Age 5
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 240)		1,123			1,123	1,123