



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	660019512				No Image On File				
Parcel ID	23N16E-22-1-00000-000-0000								
Cadastral ID	22-23-16-01800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	346769								
SORTET, SAMUEL R & KRISTEN L									
13950 E 380 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	13950 E 380 RD								
Subdivision									
Lot/Block	/	Parcel Size	15.356 - Acres						
Sec/Twn/Rng	22 / 23 / 16 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.46551450 -95.58030016									
TR NE NE BEG: NE/C; S 990'; W 686.81'; N 562.64' TO PT; NELY 150' TO PT ON W/L E2 NE NE; N 280' TO N/L NE; E 660.76' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
					R25 298	NEW DTCH ACC BLDG 30X30	09/2025		20,000
					R25 297	NEW SFR 2650 SQ FT	09/2025		438,777
	CV21	CV23- NEW MH AND CK OMMA	03/2021	10/2023					
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	REED FAMILY REVOCABLE TRUST	03/27/2025	180,000	YES
					/	YANG, SI	07/29/2022	145,000	YES
					/	HOUSE, CHARLES LARRY &	11/17/2020	126,000	YES
					/	WALKER, DIXIE LEA &	10/25/2019	105,000	WG
					2489/193	MCCLANAHAN, JOE R & VELMA	12/12/2007	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap	2026	Land Value	180,736	180,736	11%	19,881	Assessed	19,881	1,903.41
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	180,736	180,736		19,881	Total Taxable	19,881	1,903.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019512	SORTET, SAMUEL R & KRISTEN L			71	226,253	0	18,093	1,732.00
2024	2024-660019512	REED FAMILY REVOCABLE TRUST			71	226,253	0	17,232	1,681.00
2023	2023-660019512	REED FAMILY REVOCABLE TRUST			71	149,192	0	16,411	1,618.00
2022	2022-660019512	REED FAMILY REVOCABLE TRUST			71	125,999	0	13,860	1,374.00
2021	2021-660019512	YANG, SI			71	125,999	0	13,860	1,384.00
2020	2020-660019512	HOUSE, CHARLES LARRY &			71	1,554	0	171	18.00
2019	2019-660019512	WALKER, DIXIE LEA &			71	1,554	0	171	18.00
2018	2018-660019512	WALKER, DIXIE LEA &			70	1,557	0	171	18.00
2017	2017-660019512	WALKER, DIXIE LEA &			70	1,554	0	171	18.00
2016	2016-660019512	WALKER, DIXIE LEA &			70	1,554	0	171	19.00
2015	2015-660019512	WALKER, DIXIE LEA &			70	1,554	0	171	18.00
2014	2014-660019512	MCCLANAHAN, JOE R & VELMA			70	1,557	0	171	18.00
2013	2013-660019512	MCCLANAHAN, JOE R & VELMA			70	1,557	0	171	18.00



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	665,285.00 x .27 = 180,736							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	180,736			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	180,736			
Basement Area				Indicated Value	180,736 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	180,736 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 180,736					
Total Area	x	Indicated Value	= 180,736					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value