



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	660019952													
Parcel ID	21N16E-23-1-00000-000-0000													
Cadastral ID	23-21-16-01300													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	345622													
A&W RENTALS LLC														
22436 S 4180 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	14798 E 500 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	23 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.29100478 -95.56494570														
Building Permits														
W2 W2 NE NE														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	WYATT, WAYNE NOLAN &	10/14/2024	0	4					
					/	KEETCH, JO A	05/03/2024	280,000	7					
					2471/869	KEETCH, EDWARD G	05/07/2015	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2025	Land Value	133,330	133,330	11%	14,666	Assessed	29,109	2,417.50					
Year Frozen	2005	Improvements	131,295	131,295		14,443	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	264,625	264,625		29,109	Total Taxable	29,109	2,418.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019952	A&W RENTALS LLC	5	262,788	0	28,907	2,401.00							
2024	2024-660019952	WYATT, WAYNE NOLAN &	5	291,490	1000	12,808	1,069.00							
2023	2023-660019952	KEETCH, JO A	5	199,905	1000	12,809	1,067.00							
2022	2022-660019952	KEETCH, JO A	5	202,209	1000	12,809	1,065.00							
2021	2021-660019952	KEETCH, JO A	5	207,387	1000	12,808	1,087.00							
2020	2020-660019952	KEETCH, JO A	5	200,281	1000	12,808	1,084.00							
2019	2019-660019952	KEETCH, JO A	5	194,666	1000	12,808	1,109.00							
2018	2018-660019952	KEETCH, JO A	5	199,228	1000	12,809	1,110.00							
2017	2017-660019952	KEETCH, JO A	5	197,814	1000	12,808	1,045.00							
2016	2016-660019952	KEETCH, JO A	5	193,880	1000	12,808	1,093.00							
2015	2015-660019952	KEETCH, JO A	5	192,805	1000	12,808	1,082.00							
2014	2014-660019952	KEETCH, EDWARD G	5	194,105	1000	12,808	1,099.00							
2013	2013-660019952	KEETCH, EDWARD G	5	185,881	1000	12,808	1,116.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 10.7042 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 466,276.00 x .29 = 133,330 Factor Value Adjustments 1.0000 Lot Value 133,330		
Residential Data Type 1 Single Family Residence Condition 2.5 - Fair Quality 2.5 - Fair Architecture Style 100% One Story Exterior Wall 90% Veneer, Stone 10% Frame, Siding, Wood Base/Total Area 1,789 / 1,789 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,789 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 504 Attached Garage - Unfinished Remodel Year/Eff Age 1977 / 43		

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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	184,597	103.18	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,415		
Lot Value	133,330		
Indicated Value	258,745	144.63	Per SqFt
Agland Value			
Site Improvements	5,880		
Total Value	264,625	147.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.32	Total Misc Impr	+ 9,767				
Roofing Adj	+ 4.37	Garage Cost	+ 13,810				
Subfloor Adj	+ -1.15	Total RCN	= 255,950				
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 130,535				
Plumbing Adj	+ 7.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,415				
Adj Base Cost	= 129.89	Lot Value	+ 133,330				
Total Area	x 1,789	Indicated Value	= 258,745				
Adjusted Cost	= 232,373	Value Per SqFt	144.63				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	48813	17x5		85	24.00		2,040
PRCH	SLAB PORCH - COVERED	48814	110		110	23.92		2,631



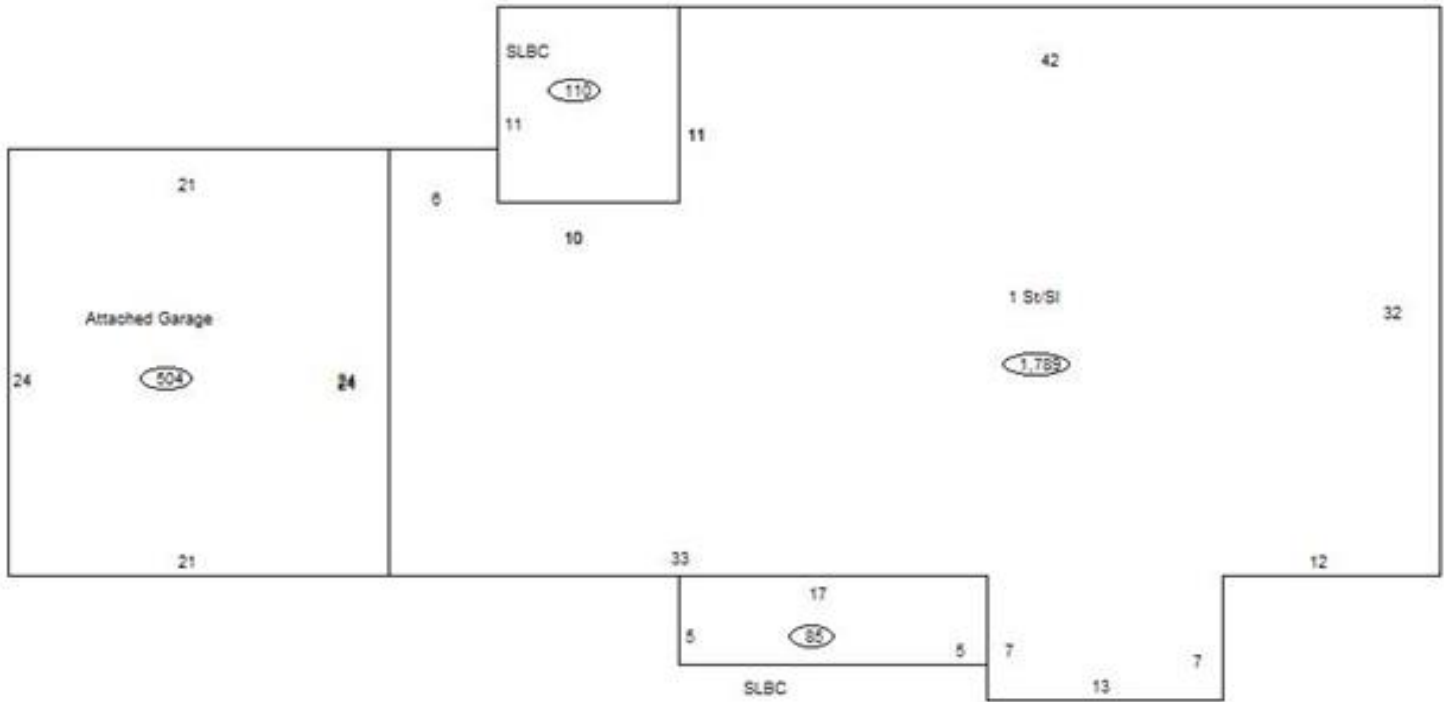
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,789	1.000	1,789
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	85	1.000	85
4	M	PRCH		10	SLBC	110	1.000	110
Total Building Area						1,789		1,789



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (9.80 x 1,500)		14,700	14,700	8,820		5,880