



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 660020138 Parcel ID 23N16E-23-3-00000-000-0000 Cadastral ID 23-23-16-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 315860 WARD, WADE & PAMELA 14205 E 390 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14205 E 390 RD Subdivision Lot/Block / Parcel Size 78 - Acres Sec/Twn/Rng 23 / 23 / 16 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-28\IMG_00 12/29/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.45608708 -95.57695530 W2 SW LESS TR COMM SE/C W2 SW; S88.2134W 150' TO POB; S88 2134W 150'; N01.2443W 290'; N88.2134E 150'; S01.2443E 290' TO POB AND LESS TR COMM SE/C W2 SW; S88.2134W 300' TO POB; S88 2134W 160'; N01.2443W 290'; N88.2134E 150'; S01.2443E 290' TO POB.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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>R21</td> <td>R22- BUILDING NEW SFR</td> <td>08/2021</td> <td>01/2022</td> <td></td> </tr> <tr> <td>R20</td> <td>R20-FLOOD DAMAGE/ POSS RMA</td> <td>05/2019</td> <td>01/2020</td> <td></td> </tr> <tr> <td>R17</td> <td>R17- NEW SLAB ON FAR WEST OF PR</td> <td>03/2016</td> <td>11/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- BUILDING NEW SFR	08/2021	01/2022		R20	R20-FLOOD DAMAGE/ POSS RMA	05/2019	01/2020		R17	R17- NEW SLAB ON FAR WEST OF PR	03/2016	11/2016																																																																																			
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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-28\IMG_00 12/29/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,920 / 2,080
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
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

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	71.73	Total Misc Impr	+ 5,449
Roofing Adj	+ 3.26	Garage Cost	+
Subfloor Adj	+ 1.91	Total RCN	= 195,582
Heat/Cool Adj	+ 10.09	Depreciation (71%)	- 138,863
Plumbing Adj	+ 4.42	Lump Sums	+ 3,767
Basement Adj	+ 0.00	RCNLD	= 60,486
Adj Base Cost	= 91.41	Lot Value	+
Total Area	x 2,080	Indicated Value	= 60,486
Adjusted Cost	= 190,133	Value Per SqFt	29.08

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	60,486		
Lot Value			
Indicated Value	60,486	29.08	Per SqFt
Agland Value	12,363		
Site Improvements	77,307		
Total Value	206,875	99.46	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	4,485.02		4,485
SHLT	STORM SHELTER	0		1	2012	0.00		
PATO	SLAB PORCH - OPEN	49234	12x8		96	10.04		964
WODO	WOOD DECK - OPEN	149036	16x12		192	19.62		3,767



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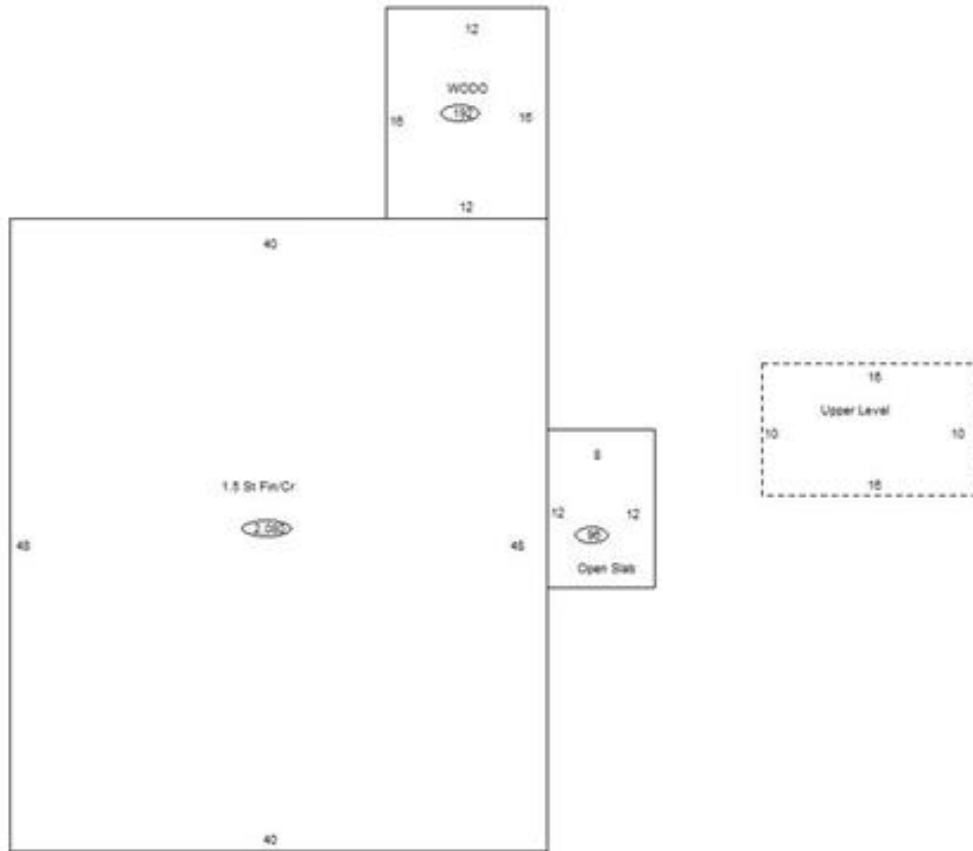
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Sketch Image

660020138



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	1,920	1.083	2,080
2	M	PATO		10	Open Slab	96	1.000	96
3	U	^UL		10	Upper Level	160	1.000	160
4	M	WODO		10	WODO	192	1.000	192
Total Building Area						1,920		2,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	
	Base Cost (32.42 x 1,200)		38,904	38,904	3,501	35,403
	GRDT	Garage - Detached	30x40x8	Concrete	Composition Shingle	1,200
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
	Base Cost (27.24 x 1,200)		32,688	32,688	19,940	12,748
	BNGP	Barn - General Purpose	48x24x8	Dirt	Formed Metal	1,152
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
	Base Cost (21.41 x 1,152)		24,664	24,664	15,045	9,619
	BNGP	Barn - General Purpose	30x70x12	Dirt	Galvanized Metal	2,100
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	
	Base Cost (18.59 x 2,100)		39,039	39,039	25,766	13,273
	EQSH	Equipment Shed	18x62x8	Dirt	Galvanized Metal	1,116
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	
	Base Cost (16.51 x 1,116)		18,425	18,425	12,161	6,264



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,008
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 8

<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0001 (13).JPG 1/21/2021</p>	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,664		
Lot Value			
Indicated Value	113,664	112.76	Per SqFt
Agland Value			
Site Improvements	9,008		
Total Value	122,672	121.70	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.03	Total Misc Impr	+	4,485			
Roofing Adj	+ 4.84	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	118,228			
Heat/Cool Adj	+ 10.09	Depreciation (9%)	-	10,641			
Plumbing Adj	+ 4.87	Lump Sums	+	6,077			
Basement Adj	+ 0.00	RCNLD	=	113,664			
Adj Base Cost	= 112.84	Lot Value	+				
Total Area	x 1,008	Indicated Value	=	113,664			
Adjusted Cost	= 113,743	Value Per SqFt		112.76			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	4,485.02		4,485
WODC	Wood Deck - Covered	130243	24x7		168	36.17		6,077



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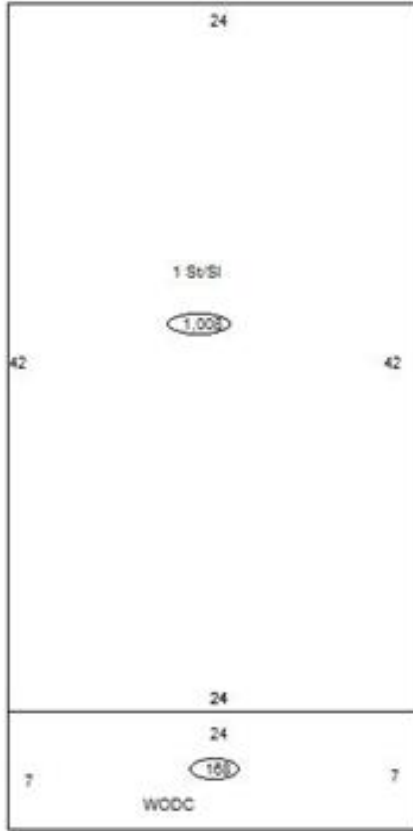
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Sketch Image

660020138



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,008	1.000	1,008
2	M	WODC		10	WODC	168	1.000	168
Total Building Area						1,008		1,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	LOAFING SHED	10x20x8	Dirt	Formed Metal	200	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
	Base Cost (7.12 x 200)		1,424		1,424	271	1,153
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144	
	Qual	4	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (27.13 x 144)		3,907		3,907	3,907	
	GZBO	Gazebo	18x26x8	Concrete	Formed Metal	468	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
	Base Cost (29.97 x 468)		14,026		14,026	6,171	7,855
	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (26.61 x 128)		3,406		3,406	3,406	



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Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,636
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4

NEW BUILD	1/10/2022
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	89.89	Total Misc Impr	+ 4,994				
Roofing Adj	+ 4.88	Garage Cost	+ 0.00				
Subfloor Adj	+ -1.13	Total RCN	= 183,253				
Heat/Cool Adj	+ 11.24	Depreciation (4%)	- 7,330				
Plumbing Adj	+ 4.08	Lump Sums	+ 16,264				
Basement Adj	+ 0.00	RCNLD	= 192,187				
Adj Base Cost	= 108.96	Lot Value	+ 0.00				
Total Area	x 1,636	Indicated Value	= 192,187				
Adjusted Cost	= 178,259	Value Per SqFt	117.47				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,187		
Lot Value			
Indicated Value	192,187	117.47	Per SqFt
Agland Value			
Site Improvements	18,240		
Total Value	210,427	128.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Composite Deck - Covered	152893	28x5		140	40.66		5,692
WODC	Composite Deck - Covered	152894	48x8		384	27.53		10,572
FPR1	Fireplace - Residential 1 Story			1	1	4,994.06		4,994



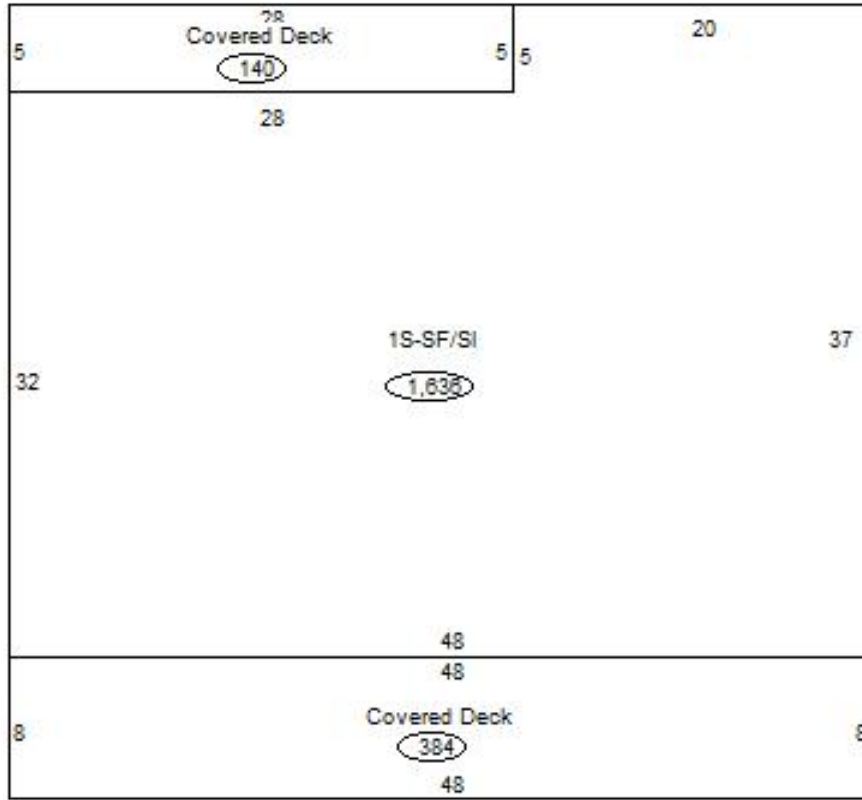
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,636	1.000	1,636
2	M	WODC		13	Covered Deck	140	1.000	140
3	M	WODC		13	Covered Deck	384	1.000	384
Total Building Area						1,636		1,636



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x30x10	Concrete	Formed Metal	720
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (27.24 x 720)		19,613	19,613	1,373	18,240

PATO	Patio - Open		0x0x0			
Qual 3	Cond 3	Year 2021	Eff Age 4			

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (11.48 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			9.158	122	122	1,121	1,121
CO	COLLINSVILLE STONY LOAM	NTV PST	22			.199	53	53	11	11
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			8.896	168	168	1,495	1,495
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			24.265	166	166	4,018	4,018
SO	SOGN SOILS	NTV PST	15			3.274	36	36	118	118
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			23.016	187	187	4,309	4,309
VE	VERDIGRIS CLAY LOAM	TMBR	90			6.638	162	162	1,075	1,075
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.554	85	85	216	216
TMBR Totals						78.000			12,363	12,363
Total Agland						78.000			12,363	12,363