




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:10:31  
 Page 1

Assessment Data					Primary Image				
Account	660020151				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0038 (14).JPG 1/25/2021</p>				
Parcel ID	23N16E-23-2-00000-000-0000								
Cadastral ID	23-23-16-01900								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	336882								
FROST, COLE & BLAIRE									
14428 E 380 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14428 E 380 RD								
Subdivision									
Lot/Block	/	Parcel Size	9.35 - Acres						
Sec/Twn/Rng	23 / 23 / 16 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.46534893 -95.57180110									
TR IN NE NW DESC AS; BEG AT A PT 485' W NE/C NW TH S 301.5' LESS A TRACT COMMENCING AT THE NE CORNER OF NW/4 TH; S89 42-04W 900.58' TO POB TH; S00-03-25E 989.88' TH; S89-42-02W 207.79' TH; N00-03-25W 989.89' TH; N 89-42-04 E 207.79' TO POB LESS A TR COMM AT NE/C OF									
Building Permits									
Number	Description	Opened	Closed	Amount					
R12	R12-NEW SFR	11/2011	06/2012						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WADDELL, MICHAEL C	12/20/2021	315,000	YES					
2675/739	SCHUCHMANN, RICHARD &	11/16/2017	290,000	YES					
2224/120	HAIL, GERALD J	02/08/2012	34,000	17					
1851/436	HAIL, GERALD J	05/11/2006	0	4					
1754/276	HAIL, JAMES R	03/01/2006	0	4					
1202/187	HAIL, JAMES R & JENNIFER L	06/01/1999	16,372	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2022	Land Value	393	393	11%	43	Assessed	26,671 2,553.48	
Year Frozen	0	Improvements	258,838	242,074		26,628	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -82.00	
TIF Project ID	0	Total Value	259,231	242,467		26,671	Total Taxable	25,671 2,471.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020151	FROST, COLE & BLAIRE	71	275,520	1000	24,895	2,396.00		
2024	2024-660020151	FROST, COLE & BLAIRE	71	228,549	0	25,140	2,454.00		
2023	2023-660020151	FROST, COLE & BLAIRE	71	315,000	0	34,650	3,417.00		
2022	2022-660020151	FROST, COLE & BLAIRE	71	315,551	0	34,711	3,440.00		
2021	2021-660020151	WADDELL, MICHAEL C	71	300,744	1000	32,082	3,217.00		
2020	2020-660020151	WADDELL, MICHAEL C	71	298,249	1000	31,152	3,157.00		
2019	2019-660020151	WADDELL, MICHAEL C	71	283,781	1000	30,216	3,112.00		
2018	2018-660020151	WADDELL, MICHAEL C	71	289,565	1000	30,852	3,146.00		
2017	2017-660020151	SCHUCHMANN, RICHARD &	71	180,112	1000	18,769	1,939.00		
2016	2016-660020151	SCHUCHMANN, RICHARD &	71	145,538	1000	14,972	1,575.00		
2015	2015-660020151	SCHUCHMANN, RICHARD &	71	140,970	1000	14,507	1,508.00		
2014	2014-660020151	SCHUCHMANN, RICHARD &	71	144,771	1000	14,247	1,527.00		
2013	2013-660020151	SCHUCHMANN, RICHARD &	71	134,576	1000	13,803	1,461.00		



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Date 04/18/2026  
 Time 08:10:31  
 Page 2

Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 0 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,386 / 1,626
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,386
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	670 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 10

GRM Approach
GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression
MRA Code 1 Test
Adusted R 0.8445
Indicated Value 296,995 182.65 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.84	Total Misc Impr	+ 10,775	Roofing Adj	+ 4.24	Garage Cost	+ 24,773
Subfloor Adj	+ -2.03	Total RCN	= 230,343	Heat/Cool Adj	+ 12.39	Depreciation ( 10%)	- 23,034
Plumbing Adj	+ 9.35	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 207,309
Adj Base Cost	= 119.80	Lot Value	+ 207,309	Total Area	x 1,626	Indicated Value	= 207,309
Adjusted Cost	= 194,795	Value Per SqFt	127.50	Adjusted Cost	= 194,795	Value Per SqFt	127.50

Value Reconciliation
Selected Approach Cost Approach
Improvements 207,309
Lot Value
Indicated Value 207,309 127.50 Per SqFt
Agland Value 393
Site Improvements 51,529
Total Value 259,231 159.43 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115083	109		109	26.06		2,841
PRCH	SLAB PORCH - COVERED	115084	26x12		312	25.43		7,934



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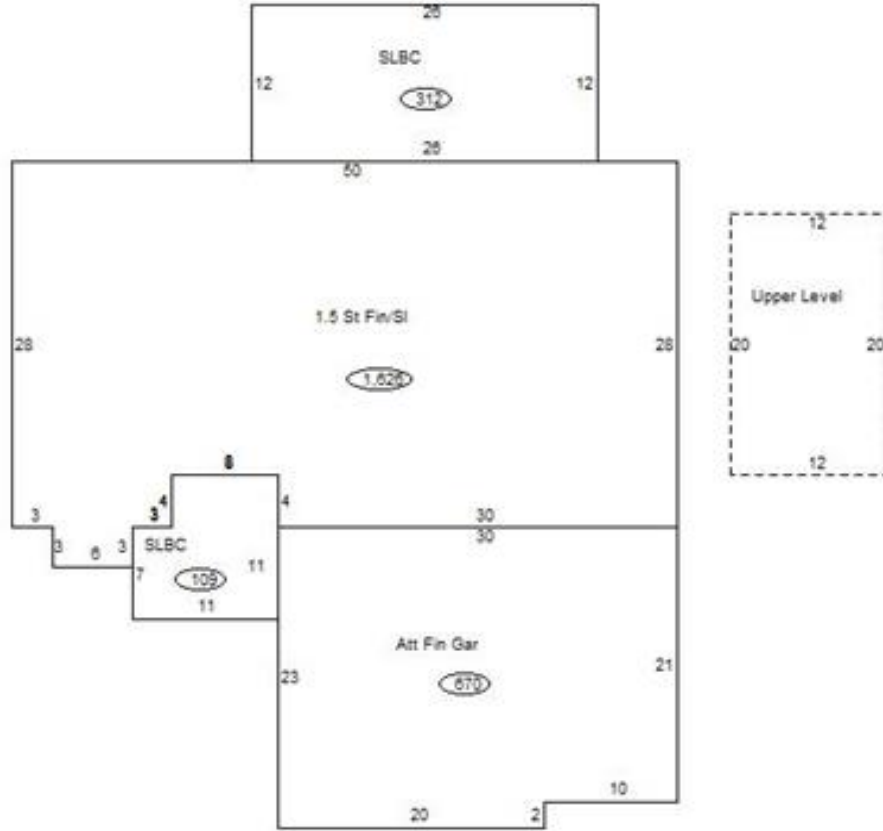
Date 04/18/2026

Time 08:10:31

Page 3

### Sketch Image

660020151



### 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/SI	1,386	1.173	1,626
2	G	5		13	Att Fin Gar	670	1.000	670
3	U	^UL		13	Upper Level	240	1.000	240
4	M	PRCH		13	SLBC	109	1.000	109
5	M	PRCH		13	SLBC	312	1.000	312
<b>Total Building Area</b>						<b>1,386</b>		<b>1,626</b>



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Date 04/18/2026  
 Time 08:10:31  
 Page 4

660020151

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x55x8	Concrete	Formed Metal	1,980
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (28.78 x 1,980)		56,984	56,984	8,548	48,436	
	PRCH	Porch	4x36x8	Concrete	Formed Metal	144
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.48 x 144)		3,813	3,813	1,678	2,135	
	PRCH	Porch	8x8x8	Concrete	Formed Metal	64
	Qual 3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.73 x 64)		1,711	1,711	753	958	



# Rogers

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Date 04/18/2026  
Time 08:10:31  
Page 5

### Agland Inventory

660020151

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	IMP PST	15			9.350	42	42	393	393
<b>IMP PST Totals</b>						9.350			393	393
<b>Total Agland</b>						9.350			393	393