



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	660020479								
Parcel ID	21N16E-24-1-00000-000-0000								
Cadastral ID	24-21-16-00600								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	341107								
SUMMERS, MELISSA									
18020 S 4210 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	15902 E 500 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	24 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.29213045 -95.54487178									
Building Permits									
W 208' E 624' N 520' NE NE NE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	PETERMAN, CHRISTOPHER WOODRC	03/24/2023	318,000	YES
					/	RASH, WILLIAM CLAYTON	06/07/2019	170,000	YES
					2507/578	SEC OF HUD	10/23/2015	0	3
					2489/564	SMITH, JODY L &	08/20/2014	0	10
					2055/154	BEAR, JAMES B	09/08/2009	121,000	YES
					1152/434	MCGUIRE, IRVIN C	01/15/1999	80,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2024	Land Value	60,119	60,119	11%	6,613	Assessed	33,576	2,788.49
Year Frozen	0	Improvements	245,112	245,112		26,963	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	305,231	305,231		33,576	Total Taxable	33,576	2,788.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020479	SUMMERS, MELISSA	5	300,688	0	33,076	2,747.00		
2024	2024-660020479	SUMMERS, MELISSA	5	321,199	0	35,332	2,948.00		
2023	2023-660020479	SUMMERS, MELISSA	5	163,004	0	17,931	1,493.00		
2022	2022-660020479	PETERMAN, CHRISTOPHER WOODROW	5	163,001	0	17,931	1,492.00		
2021	2021-660020479	PETERMAN, CHRISTOPHER WOODROW	5	171,013	0	18,812	1,596.00		
2020	2020-660020479	PETERMAN, CHRISTOPHER WOODROW	5	169,418	0	18,636	1,578.00		
2019	2019-660020479	PETERMAN, CHRISTOPHER WOODROW	5	126,512	0	13,916	1,205.00		
2018	2018-660020479	RASH, WILLIAM CLAYTON	5	131,429	0	14,457	1,253.00		
2017	2017-660020479	RASH, WILLIAM CLAYTON	5	130,418	0	14,346	1,170.00		
2016	2016-660020479	RASH, WILLIAM CLAYTON	5	127,493	0	14,024	1,196.00		
2015	2015-660020479	SEC OF HUD	5	123,982	1000	12,638	1,068.00		
2014	2014-660020479	SMITH, JODY L &	5	127,384	1000	12,730	1,092.00		
2013	2013-660020479	SMITH, JODY L &	5	121,180	1000	12,330	1,074.00		




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.5303 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 110,218.00 x .56 = 62,119 Factor Value Adjustments 0.9678 Lot Value 60,119		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (128)\IMG_0030.JPG 9/20/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,888 / 1,888
Style	100% One Story
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	432 Carport - Gable Roof
Remodel	REVITALIZE -
Year/Eff Age	1972 / 15

Cost Approach				Manual : 01/2025			
Base Cost	108.81	Total Misc Impr	+	21,676			
Roofing Adj	+ 4.76	Garage Cost	+	4,251			
Subfloor Adj	+ 0.00	Total RCN	=	275,709			
Heat/Cool Adj	+ 12.64	Depreciation (16%)	-	44,113			
Plumbing Adj	+ 6.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	231,596			
Adj Base Cost	= 132.30	Lot Value	+	60,119			
Total Area	x 1,888	Indicated Value	=	291,715			
Adjusted Cost	= 249,782	Value Per SqFt		154.51			

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	210,548 111.52 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	231,596
Lot Value	60,119
Indicated Value	291,715 154.51 Per SqFt
Agland Value	
Site Improvements	13,516
Total Value	305,231 161.67 Total Value Per SqFt

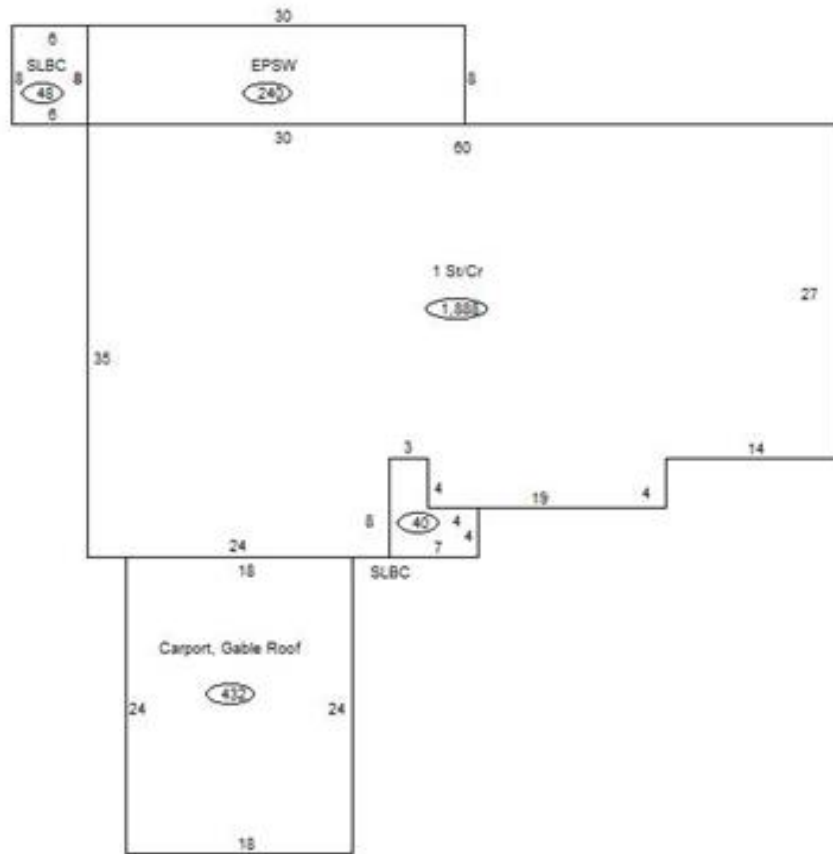
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GENR	Generator - Residential Standby	0		1	1	2,800.00		2,800
PRCH	Slab Porch - Covered	50334		40	40	26.80		1,072
PRCH	Slab Porch - Covered	158170	8x6		48	26.78		1,285
EPSW	Enclosed Porch - Solid Wall	158171	30x8		240	68.83		16,519



Sketch Image

660020479



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,888	1.000	1,888
2	M	PRCH		13	SLBC	40	1.000	40
3	G	3		13	Carport, Gable Roof	432	1.000	432
4	M	PRCH		13	SLBC	48	1.000	48
5	M	EPSW		13	EPSW	240	1.000	240
Total Building Area						1,888		1,888



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	36x40x0			1,440
	Qual 3	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (9.88 x 1,440)	14,227	14,227	711	13,516
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				