




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 660022215 Parcel ID 21N16E-26-1-00000-000-0000 Cadastral ID 26-21-16-00400 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 337334 LANKFORD, ASHLEY P 14798 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14798 E 510 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 26 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p style="text-align: right; color: orange;">01/13/2023 12:02</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (132)\IMG_0022.JPG 1/13/2023</p>																			
Legal Description Lat/Long: 36.27739917 -95.56439467																								
NW NE NE					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> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	Yes	1,000	1,000	/	SCHOTT, TRACE	01/21/2022	245,000	WG															
					/	HARRIS, CHARLES E &	09/28/2020	196,000	WG															
					2679/355	GASCHLER-ATWOOD, SANDRA C	12/06/2017	167,000	YES															
					2057/442	SPURLOCK, JACK &	09/18/2009	151,000	YES															
					1788/806	CULVER, EARL R &	07/10/2006	50,000	YES															
					1720/932	1ST BANK OKLAHOMA	09/22/2005	40,000	3															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax															
Remove Cap	2023		Land Value	127,152	105,414	11%	11,596	Assessed	23,204 1,927.09															
Year Frozen	0		Improvements	109,394	105,523		11,608	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -83.00															
TIF Project ID	0		Total Value	236,546	210,937		23,204	Total Taxable	22,204 1,844.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660022215	LANKFORD, ASHLEY P			5	237,085	1000	21,528	1,788.00															
2024	2024-660022215	LANKFORD, ASHLEY P			5	245,252	1000	20,871	1,742.00															
2023	2023-660022215	LANKFORD, ASHLEY P			5	193,039	1000	20,235	1,685.00															
2022	2022-660022215	LANKFORD, ASHLEY P			5	158,199	1000	16,402	1,364.00															
2021	2021-660022215	SCHOTT, TRACE			5	168,874	1000	17,577	1,491.00															
2020	2020-660022215	HARRIS, CHARLES E &			5	163,530	0	17,988	1,523.00															
2019	2019-660022215	HARRIS, CHARLES E &			5	159,033	0	17,493	1,515.00															
2018	2018-660022215	HARRIS, CHARLES E &			5	167,133	0	18,384	1,594.00															
2017	2017-660022215	GASCHLER-ATWOOD, SANDRA C			5	166,015	1000	17,261	1,408.00															
2016	2016-660022215	GASCHLER-ATWOOD, SANDRA C			5	162,564	1000	16,882	1,440.00															
2015	2015-660022215	GASCHLER-ATWOOD, SANDRA C			5	160,065	1000	16,607	1,403.00															
2014	2014-660022215	GASCHLER-ATWOOD, SANDRA C			5	161,055	1000	16,235	1,393.00															
2013	2013-660022215	GASCHLER-ATWOOD, SANDRA C			5	156,310	1000	15,733	1,370.00															



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	9.995	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	435,383.00 x .29 = 127,152	
Factor Value		
Adjustments	1.0000	
Lot Value	127,152	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,832 / 1,832
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1965 / 40



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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	160,954	87.86	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	86.65	Total Misc Impr	+	6,069			
Roofing Adj	+ 4.56	Garage Cost	+	14,277			
Subfloor Adj	+ 2.29	Total RCN	=	218,788			
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	109,394			
Plumbing Adj	+ 4.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,394			
Adj Base Cost	= 108.32	Lot Value	+	127,152			
Total Area	x 1,832	Indicated Value	=	236,546			
Adjusted Cost	= 198,442	Value Per SqFt		129.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,394		
Lot Value	127,152		
Indicated Value	236,546	129.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,546	129.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	54395	432		432	7.67		3,313
PRCH	SLAB PORCH - COVERED	54397	22x6		132	20.88		2,756



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					
	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)					