



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 660022227 Parcel ID 21N16E-26-2-00000-000-0000 Cadastral ID 26-21-16-01300 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 103334 YATES, WESLEY W & CATHERINE R TRUSTEES 14022 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14022 E 510 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 26 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (132)\IMG_0049.JPG 1/13/2023</p>																																																	
Legal Description Lat/Long: 36.27646751 -95.57781419																																																						
W2 NW NW					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> </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																																																		
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 4,480</td> <td>2,186</td> <td>11%</td> <td>240</td> <td>Assessed</td> <td>6,534</td> <td>542.65</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 113,509</td> <td>55,394</td> <td> </td> <td>6,094</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 3,719</td> <td>1,815</td> <td> </td> <td>200</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 121,708</td> <td>59,395</td> <td> </td> <td>6,534</td> <td>Total Taxable</td> <td>5,534</td> <td>460.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	0	Land Value 4,480	2,186	11%	240	Assessed	6,534	542.65	Year Frozen	2005	Improvements 113,509	55,394		6,094	Penalty	0		Uncapped Value	0	Mobile Home 3,719	1,815		200	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 121,708	59,395		6,534	Total Taxable	5,534	460.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022227	YATES, WESLEY W & CATHERINE R	5	112,763	1000	5,534	460.00																																															
2024	2024-660022227	YATES, WESLEY W & CATHERINE R	5	116,809	1000	5,534	462.00																																															
2023	2023-660022227	YATES, WESLEY W & CATHERINE R	5	100,061	1000	5,533	461.00																																															
2022	2022-660022227	YATES, WESLEY W & CATHERINE R	5	77,722	1000	5,534	460.00																																															
2021	2021-660022227	YATES, WESLEY W & CATHERINE R	5	88,822	1000	5,534	469.00																																															
2020	2020-660022227	YATES, WESLEY W & CATHERINE R	5	89,761	1000	5,534	469.00																																															
2019	2019-660022227	YATES, WESLEY W & CATHERINE R	5	85,597	1000	5,534	479.00																																															
2018	2018-660022227	YATES, WESLEY W & CATHERINE R	5	92,272	1000	5,533	480.00																																															
2017	2017-660022227	YATES, WESLEY W & CATHERINE R	5	91,247	1000	5,533	451.00																																															
2016	2016-660022227	YATES, WESLEY W & CATHERINE R	5	88,694	1000	5,534	472.00																																															
2015	2015-660022227	YATES, WESLEY W & CATHERINE R	5	83,476	1000	5,533	467.00																																															
2014	2014-660022227	YATES, WESLEY W & CATHERINE R	5	88,548	1000	5,534	475.00																																															
2013	2013-660022227	YATES, WESLEY W & CATHERINE R	5	86,518	1000	5,533	482.00																																															



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 70 x 14
Condition	1.8 - Low
Quality	1.9 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	3,719
Lot Value	
Indicated Value	3,719
Agland Value	4,480
Site Improvements	
Total Value	8,199
	8.37 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	32.10	Total Misc Impr	+	0			
Roofing Adj	+ 2.64	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	41,317			
Heat/Cool Adj	+ 0.00	Depreciation (91%)	-	37,598			
Plumbing Adj	+ 7.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	3,719			
Adj Base Cost	= 42.16	Lot Value	+				
Total Area	x 980	Indicated Value	=	3,719			
Adjusted Cost	= 41,317	Value Per SqFt		3.79			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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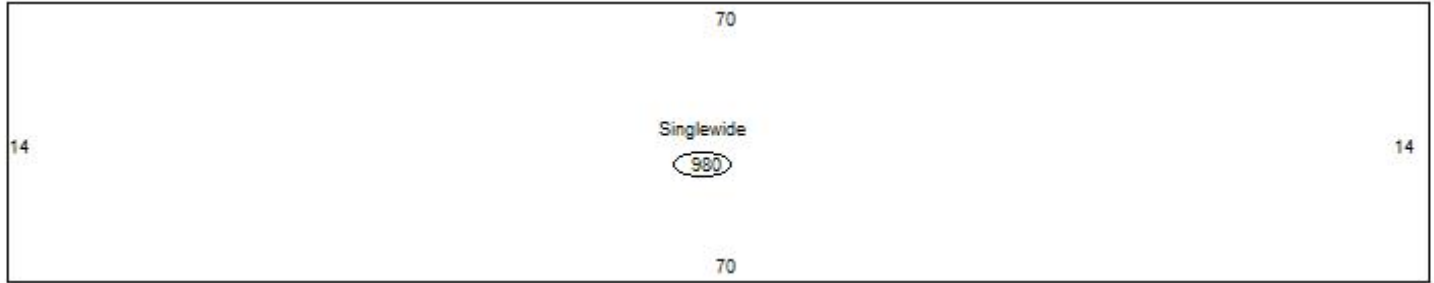
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	980	1.000	980
Total Building Area						980		980



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,601 / 1,601
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	
Remodel	
Year/Eff Age	1960 / 50

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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	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	86.14	Total Misc Impr	+ 6,856				
Roofing Adj	+ 3.91	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 180,581				
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 106,543				
Plumbing Adj	+ 5.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 74,038				
Adj Base Cost	= 108.51	Lot Value	+ 0				
Total Area	x 1,601	Indicated Value	= 74,038				
Adjusted Cost	= 173,725	Value Per SqFt	46.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,038		
Lot Value			
Indicated Value	74,038	46.24	Per SqFt
Agland Value			
Site Improvements	39,471		
Total Value	113,509	70.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54435	6x4		24	21.22		509
PATO	SLAB PORCH - OPEN	54436	7x5		35	10.24		358
PRCH	SLAB PORCH - COVERED	54437	21x14		294	20.37		5,989



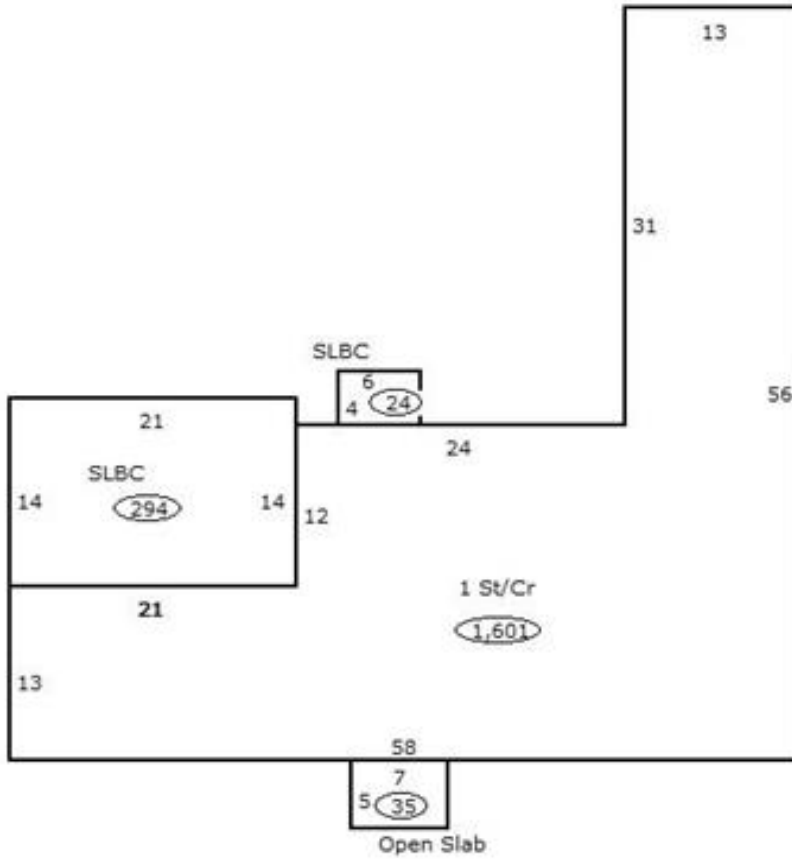
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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,601	1.000	1,601
2	M	PRCH		13	SLBC	24	1.000	24
3	M	PATO		13	Open Slab	35	1.000	35
4	M	PRCH		13	SLBC	294	1.000	294
Total Building Area						1,601		1,601



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (25% Phys/ % Func) 9,075	RCNLD 27,225
	BARN	BARN	0x0x0			1,536
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (9.75 x 1,536) 14,976		Modifier Total	RCN 14,976	Depr (45% Phys/ % Func) 6,739	RCNLD 8,237
	STF	STG FAIR	24x42x0			1,008
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 1,008) 4,717		Modifier Total	RCN 4,717	Depr (15% Phys/ % Func) 708	RCNLD 4,009



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			20.000	224	224	4,480	4,480
IMP PST Totals						20.000			4,480	4,480
Total Agland						20.000			4,480	4,480