




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:53:32  
 Page 1

Assessment Data	Primary Image																				
<b>Account</b> 660022230 <b>Parcel ID</b> 21N16E-26-1-00000-000-0000 <b>Cadastral ID</b> 26-21-16-01510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 103344 STRAW, STEVEN T  23302 S 4180 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23302 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30.83 - Acres <b>Sec/Twn/Rng</b> 26 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS	 <p>\\tsclient\T\TOMMY DUNLAP\New folder (132)\IMG_0007.JPG 1/13/2023</p>																				
<b>Legal Description</b> Lat/Long: 36.27440086 -95.56360417 SW NE NE & N2 SE NE & TR DESC AS BEG SE/C SE NE NE; S89.5630 661.47'; N00.0026E 37.84'; N87.021E 637.32; TH EAST 25'; TH SOUTH 70.12' TO POB.	<b>Building Permits</b> <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															
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<b>Exemptions</b> <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	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2572/806</td> <td>STRAW, STEVEN T &amp; JENNIFER LYN</td> <td>08/24/2016</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2572/806	STRAW, STEVEN T & JENNIFER LYN	08/24/2016	0	4
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2572/806	STRAW, STEVEN T & JENNIFER LYN	08/24/2016	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value 4,750	4,750	11%	523	Assessed	24,678	2,049.51	
Year Frozen	0	Improvements 247,448	219,591		24,155	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-84.00	
TIF Project ID	0	Total Value 252,198	224,341		24,678	Total Taxable	23,678	1,966.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660022230	STRAW, STEVEN T	5	245,192	1000	22,959	1,907.00	
2024	2024-660022230	STRAW, STEVEN T	5	232,860	1000	22,261	1,858.00	
2023	2023-660022230	STRAW, STEVEN T	5	216,854	1000	21,584	1,797.00	
2022	2022-660022230	STRAW, STEVEN T	5	214,184	1000	20,926	1,741.00	
2021	2021-660022230	STRAW, STEVEN T	5	193,521	1000	20,288	1,721.00	
2020	2020-660022230	STRAW, STEVEN T	5	190,013	1000	19,716	1,669.00	
2019	2019-660022230	STRAW, STEVEN T	5	182,836	1000	19,112	1,655.00	
2018	2018-660022230	STRAW, STEVEN T	5	188,928	1000	19,783	1,715.00	
2017	2017-660022230	STRAW, STEVEN T	5	186,750	1000	19,495	1,590.00	
2016	2016-660022230	STRAW, STEVEN T	5	181,853	1000	18,898	1,612.00	
2015	2015-660022230	STRAW, STEVEN T & JENNIFER LYN	5	175,557	1000	18,311	1,547.00	
2014	2014-660022230	STRAW, STEVEN T & JENNIFER LYN	5	177,376	1000	17,877	1,534.00	
2013	2013-660022230	STRAW, STEVEN T	5	166,611	1000	17,327	1,509.00	



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:53:32  
 Page 2

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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,080 / 2,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,080
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16



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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	96.75	Total Misc Impr	+ 14,576				
Roofing Adj	+ 4.15	Garage Cost	+ 13,282				
Subfloor Adj	+ -1.21	Total RCN	= 273,132				
Heat/Cool Adj	+ 11.47	Depreciation ( 19%)	- 51,895				
Plumbing Adj	+ 6.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 221,237				
Adj Base Cost	= 117.92	Lot Value	+ 221,237				
Total Area	x 2,080	Indicated Value	= 221,237				
Adjusted Cost	= 245,274	Value Per SqFt	106.36				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,237		
Lot Value			
Indicated Value	221,237	106.36	Per SqFt
Agland Value	4,750		
Site Improvements	26,211		
Total Value	252,198	121.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54440	16x8		128	23.84		3,052
PATO	SLAB PORCH - OPEN	54441	27x10		270	8.86		2,392
PRCH	SLAB PORCH - COVERED	54442	44x9		396	23.06		9,132



# Rogers

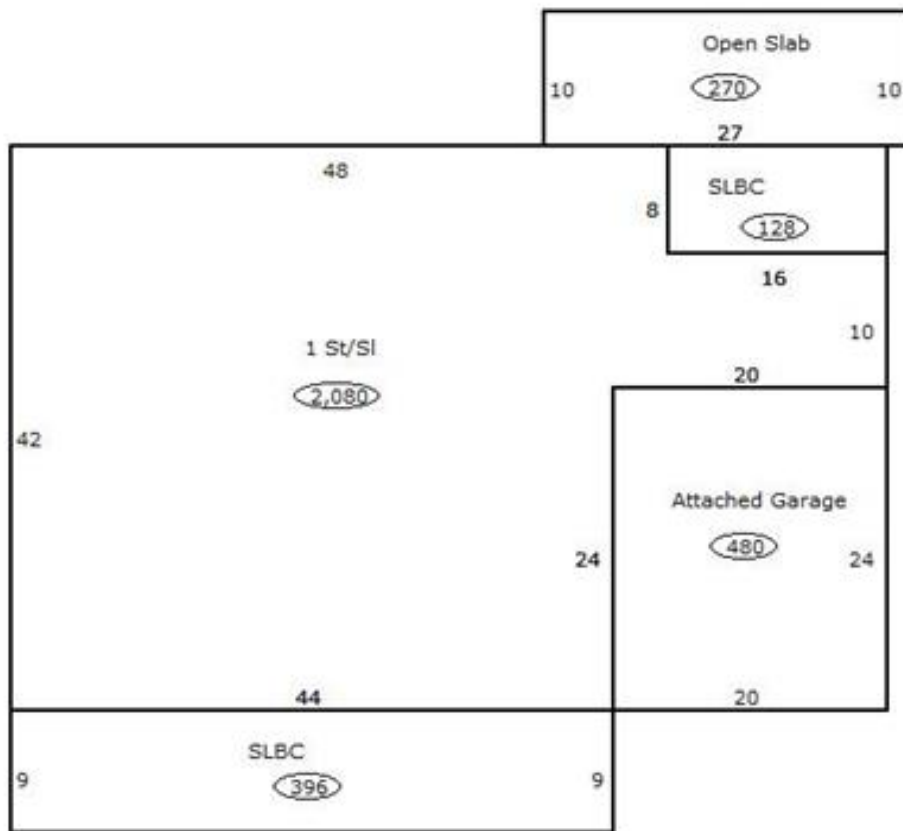
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:53:32  
 Page 3

### Sketch Image

660022230



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,080	1.000	2,080
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	128	1.000	128
4	M	PATO		13	Open Slab	270	1.000	270
5	M	PRCH		13	SLBC	396	1.000	396
<b>Total Building Area</b>						2,080		2,080



# Rogers

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Date 04/16/2026  
Time 22:53:32  
Page 4

660022230

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			384	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.28 x 384)	12,012		12,012	3,003	9,009
	BARN	BARN	0x0x0			1,800	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.39 x 1,800)	16,902		16,902	8,451	8,451
	BARN	BARN	0x0x0			360	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.48 x 360)	3,773		3,773	2,264	1,509
	LF	LOAFING SHED	0x0x0			330	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 330)	1,406		1,406	281	1,125
	LF	LOAFING SHED	0x0x0			300	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 300)	1,278		1,278	256	1,022
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (16.00 x 720)	11,520		11,520	7,488	4,032
	CP	CARPORT DIRT	0x0x0			1,012	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 1,012)	3,542		3,542	2,479	1,063



# Rogers

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Date 04/16/2026  
Time 22:53:32  
Page 5

### Agland Inventory

660022230

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	NTV PST	20		0	3.000	48	48	144	144
<b>NTV PST Totals</b>						3.000			144	144
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.830	84	84	70	70
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	18.000	168	168	3,024	3,024
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	6.000	224	224	1,344	1,344
RS	ROUGH STONY LAND	IMP PST	20		0	3.000	56	56	168	168
<b>IMP PST Totals</b>						27.830			4,606	4,606
<b>Total Agland</b>						30.830			4,750	4,750