



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	660023022													
Parcel ID	21N16E-27-4-00000-000-0000													
Cadastral ID	27-21-16-01800													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	304677													
SELF, LEEANNA &														
JAMES														
13701 E 520 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	13701 E 520 RD													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	27 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.26413115 -95.58732243														
E 200' W 260' S 217' SW SW SE														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2167/250	BATT, PHILIP	04/11/2011	87,000	YES										
1112/788	EUBANKS, DANIEL R &	04/23/1998	47,500	No										
930/150	JIM WALTER HOMES INC	07/31/1993	11,000	Yes										
930/146	MID-STATE TRUST II	07/26/1993	500	No										
924/579	LAMB, DANNY J	05/10/1993	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value	38,987	37,374	11%	4,111	Assessed	12,101 1,004.99						
Year Frozen	0	Improvements	81,431	72,634		7,990	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	120,418	110,008		12,101	Total Taxable	11,101 922.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023022	SELF, LEEANNA &	5	113,812	1000	10,748	893.00							
2024	2024-660023022	SELF, LEEANNA &	5	119,297	1000	10,406	868.00							
2023	2023-660023022	SELF, LEEANNA &	5	100,674	1000	10,074	839.00							
2022	2022-660023022	SELF, LEEANNA &	5	103,356	1000	10,369	862.00							
2021	2021-660023022	SELF, LEEANNA &	5	100,973	1000	10,107	857.00							
2020	2020-660023022	SELF, LEEANNA &	5	100,479	1000	10,018	848.00							
2019	2019-660023022	SELF, LEEANNA &	5	97,250	1000	9,698	840.00							
2018	2018-660023022	SELF, LEEANNA &	5	100,100	1000	10,011	868.00							
2017	2017-660023022	SELF, LEEANNA &	5	99,468	1000	9,941	811.00							
2016	2016-660023022	SELF, LEEANNA &	5	97,352	1000	9,709	828.00							
2015	2015-660023022	SELF, LEEANNA &	5	96,318	1000	9,532	805.00							
2014	2014-660023022	SELF, LEEANNA &	5	98,286	1000	9,225	792.00							
2013	2013-660023022	SELF, LEEANNA &	5	93,970	1000	8,928	778.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0341 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,047.00 x .87 = 38,987 Factor Value Adjustments 1.0000 Lot Value 38,987		<p>\\tsclient\T\TOMMY DUNLAP\New folder (135)\IMG_0016.JPG 1/24/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1982 / 21

Cost Approach				Manual : 01/2025			
Base Cost	84.65	Total Misc Impr	+ 4,307				
Roofing Adj	+ 3.90	Garage Cost	+ 0				
Subfloor Adj	+ 2.37	Total RCN	= 114,692				
Heat/Cool Adj	+ 0.73	Depreciation (29%)	- 33,261				
Plumbing Adj	+ 4.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 81,431				
Adj Base Cost	= 95.82	Lot Value	+ 38,987				
Total Area	x 1,152	Indicated Value	= 120,418				
Adjusted Cost	= 110,385	Value Per SqFt	104.53				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	71,053	61.68	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,431		
Lot Value	38,987		
Indicated Value	120,418	104.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	120,418	104.53	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	56821	18x12		216	19.94	4,307



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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	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
2	M	PRCH		10	SLBC	216	1.000	216
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF Qual 2	STG FAIR Cond 3	0x0x0			208	
		Year		Eff Age			
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 208)		973		973	973
	CP Qual	CARPORT DIRT Cond	0x0x0				
		Year		Eff Age			
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)					
	STF Qual 2	STG FAIR Cond	0x0x0				
		Year		Eff Age			
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)					
	CP Qual	CARPORT DIRT Cond	0x0x0				
		Year		Eff Age			
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)					