




# 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	660023026													
Parcel ID	21N16E-27-3-00000-000-0000													
Cadastral ID	27-21-16-02000													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	53444													
MCPHEETERS, RICHARD J &														
ELLEN L														
PO BOX 1314 CLAREMORE OK 74018-1314														
Parcel Location														
Situs	13755 E 520 RD													
Subdivision														
Lot/Block	/	Parcel Size	9 - Acres											
Sec/Twn/Rng	27 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.26480653 -95.58677101														
SW SW SE LESS TR BEG 60' SW/C SW SW SE, E 200', N 217', W 200', S 217' TO POB														
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					
					/	LAMB, STEVE F & GEORGIA L	08/16/2021	85,000	YES					
					2413/319	LAMB, JOHNNY C	07/17/2014	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2022	Land Value	1,361	1,361	11%	150	Assessed	2,973	246.91					
Year Frozen	0	Improvements	25,688	25,666		2,823	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	27,049	27,027		2,973	Total Taxable	2,973	247.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023026	MCPHEETERS, RICHARD J &	5	26,612	0	2,887	240.00							
2024	2024-660023026	MCPHEETERS, RICHARD J &	5	25,923	0	2,803	234.00							
2023	2023-660023026	MCPHEETERS, RICHARD J &	5	24,734	0	2,721	227.00							
2022	2022-660023026	MCPHEETERS, RICHARD J &	5	24,750	0	2,723	226.00							
2021	2021-660023026	MCPHEETERS, RICHARD J &	5	22,069	0	2,428	206.00							
2020	2020-660023026	LAMB, STEVE F & GEORGIA L	5	22,526	0	2,478	210.00							
2019	2019-660023026	LAMB, STEVE F & GEORGIA L	5	27,804	0	3,059	265.00							
2018	2018-660023026	LAMB, STEVE F & GEORGIA L	5	33,730	0	3,710	322.00							
2017	2017-660023026	LAMB, STEVE F & GEORGIA L	5	33,427	0	3,676	300.00							
2016	2016-660023026	LAMB, STEVE F & GEORGIA L	5	32,443	0	3,569	304.00							
2015	2015-660023026	LAMB, STEVE F & GEORGIA L	5	31,857	0	3,505	296.00							
2014	2014-660023026	LAMB, STEVE F & GEORGIA L	5	33,669	0	3,703	318.00							
2013	2013-660023026	LAMB, JOHNNY C	5	33,865	0	3,652	318.00							



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



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,308 / 1,308
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 71

### 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	25,688	
Lot Value		
Indicated Value	25,688	19.64 Per SqFt
Agland Value	1,361	
Site Improvements		
Total Value	27,049	20.68 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	83.42	Total Misc Impr	+	291
Roofing Adj	+ 3.84	Garage Cost	+	
Subfloor Adj	+ 2.31	Total RCN	=	135,198
Heat/Cool Adj	+ 9.89	Depreciation ( 81%)	-	109,510
Plumbing Adj	+ 3.68	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	25,688
Adj Base Cost	= 103.14	Lot Value	+	
Total Area	x 1,308	Indicated Value	=	25,688
Adjusted Cost	= 134,907	Value Per SqFt		19.64

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	56829	6x5		30	9.69		291



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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	1,308	1.000	1,308
2	M	PATO		10	Open Slab	30	1.000	30
<b>Total Building Area</b>						1,308		1,308



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (11.51 x )						



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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
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			9.000	151	151	1,361	1,361
<b>NTV PST Totals</b>						9.000			1,361	1,361
<b>Total Agland</b>						9.000			1,361	1,361