



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:02:12
Page 1

Assessment Data					Primary Image				
Account	660055664								
Parcel ID	21N16E-35-2-00000-000-0000								
Cadastral ID	35-21-16-00110								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	306059								
ANDREWS, NATHAN & STEPHANIE									
14706 E 520 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	14706 E 520 RD								
Subdivision									
Lot/Block	/	Parcel Size	21.82 - Acres						
Sec/Twn/Rng	35 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.25937114 -95.57435666									
Building Permits									
NE SW NW & NW SE NW & W 60' E2 NE NW									
Number	Description	Opened	Closed	Amount					
CV20	CV23-POSS. NEW CELL TOWER	01/2020	02/2023						
R19	R20- NEW SHOP WITH POSS LIVING	02/2019	07/2019						
R16	R16-NEW SFR	07/2014	04/2015						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2213/883	ANDREWS, TOMMY B & KATHY R	12/14/2011	0	4					
2085/630	HAYES, O MARCELLA &	02/11/2010	180,000	YES					
936/678	HAYES, ANCIL N	11/18/1993	20,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2011	Land Value	1,819	1,819	11%	200	Assessed	41,780 3,469.83	
Year Frozen	0	Improvements	408,457	378,004		41,580	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	410,276	379,823		41,780	Total Taxable	40,780 3,387.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660055664	ANDREWS, NATHAN &	5	392,410	1000	39,564	3,286.00		
2024	2024-660055664	ANDREWS, NATHAN &	5	370,105	1000	38,383	3,203.00		
2023	2023-660055664	ANDREWS, NATHAN &	5	377,708	1000	37,235	3,101.00		
2022	2022-660055664	ANDREWS, NATHAN &	5	380,424	1000	36,122	3,005.00		
2021	2021-660055664	ANDREWS, NATHAN &	5	334,489	1000	35,040	2,972.00		
2020	2020-660055664	ANDREWS, NATHAN P	5	328,180	1000	33,991	2,878.00		
2019	2019-660055664	ANDREWS, NATHAN P	5	217,837	1000	22,962	1,989.00		
2018	2018-660055664	ANDREWS, NATHAN P	5	224,144	1000	23,656	2,051.00		
2017	2017-660055664	ANDREWS, NATHAN P	5	222,032	1000	23,401	1,909.00		
2016	2016-660055664	ANDREWS, NATHAN P	5	215,365	1000	22,690	1,935.00		
2015	2015-660055664	ANDREWS, NATHAN P	5	2,226	0	245	21.00		
2014	2014-660055664	ANDREWS, NATHAN P	5	2,226	0	245	21.00		
2013	2013-660055664	ANDREWS, NATHAN P	5	2,226	0	245	21.00		



Rogers

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Date 04/18/2026
Time 08:02:12
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		\\tsclient\T\TOMMY DUNLAP\New folder (111)\IMG_0008.JPG 11/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,480 / 2,200
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,480
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

Cost Approach		Manual : 01/2025	
Base Cost	94.63	Total Misc Impr	+ 26,051
Roofing Adj	+ 4.53	Garage Cost	+
Subfloor Adj	+ -2.47	Total RCN	= 292,955
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 23,436
Plumbing Adj	+ 10.16	Lump Sums	+ 28,025
Basement Adj	+ 0.00	RCNLD	= 297,544
Adj Base Cost	= 121.32	Lot Value	+
Total Area	x 2,200	Indicated Value	= 297,544
Adjusted Cost	= 266,904	Value Per SqFt	135.25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	297,544	
Lot Value		
Indicated Value	297,544	135.25 Per SqFt
Agland Value	1,819	
Site Improvements	110,913	
Total Value	410,276	186.49 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	122963	15x8		120	29.13		3,496
PRCH	SLAB PORCH - COVERED	122964	836		836	26.98		22,555
WODO	WOOD DECK - OPEN	122965	1482		1,482	18.91		28,025



Rogers

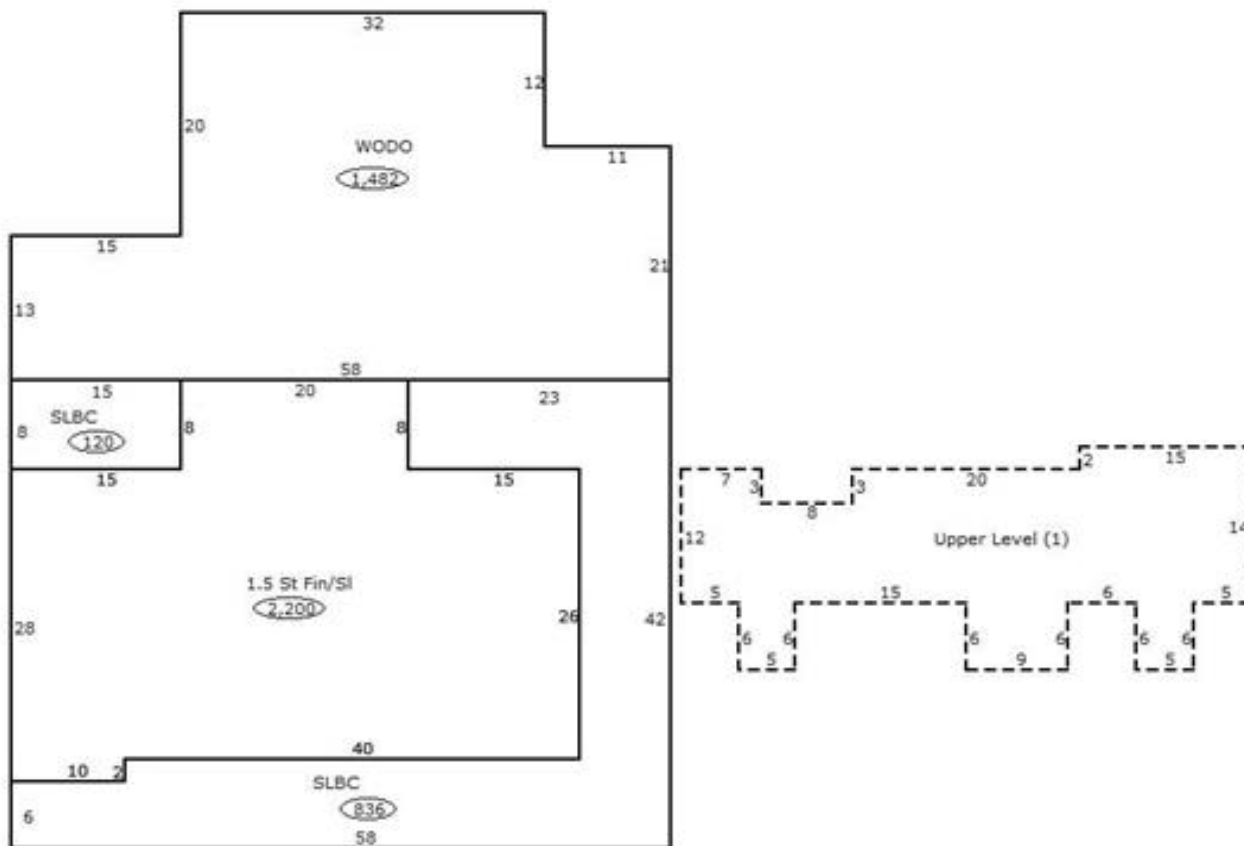
Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
 Time 08:02:12
 Page 3

Sketch Image

660055664



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,480	1.486	2,200
2	U	^UL		13	Upper Level (1)	720	1.000	720
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	836	1.000	836
5	M	WODO		13	WODO	1,482	1.000	1,482
Total Building Area						1,480		2,200



Rogers






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Date 04/18/2026
Time 08:02:12
Page 4

660055664

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	64x40x0			2,560
	Qual	4	Cond	Year	2019	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (37.96 x 2,560)		97,178		97,178	97,178
	LT	LEAN-TO	64x10x0			640
	Qual		Cond	Year	2019	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (2.92 x 640)		1,869		1,869	1,869
	LT	LEAN-TO	64x10x0			640
	Qual		Cond	Year	2019	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (2.92 x 640)		1,869		1,869	1,869
	CPDT	CARPORT - DETACHED	22x40x0			880
	Qual		Cond	Year	2019	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (11.36 x 880)		9,997		9,997	9,997
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.68 x)					



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
Time 08:02:12
Page 5

Agland Inventory

660055664

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			1.820	84	84	153	153
NTV PST Totals						1.820			153	153
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			8.000	98	98	784	784
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			5.000	98	98	490	490
RS	ROUGH STONY LAND	IMP PST	20			7.000	56	56	392	392
IMP PST Totals						20.000			1,666	1,666
Total Agland						21.820			1,819	1,819