



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660061498 Parcel ID 21N16E-22-1-00000-000-0000 Cadastral ID 22-21-16-05850 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 288301 SPANGLER, WILLIAM J & MARY ANN REVOCABLE TRUST 13998 E 500 RD CLAREMORE OK 74019-0000 Parcel Location Situs 13998 E 500 RD Subdivision Lot/Block / Parcel Size 3.99 - Acres Sec/Twn/Rng 22 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29118552 -95.57970238																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	3.8675		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	168,467.00 x .44 = 73,769		
Factor Value			
Adjustments	1.0000		
Lot Value	73,769		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,689 / 2,689
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,689
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	621 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	399,211	148.46	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	99.38	Total Misc Impr	+ 35,820
Roofing Adj	+ 5.11	Garage Cost	+ 23,592
Subfloor Adj	+ -3.30	Total RCN	= 392,767
Heat/Cool Adj	+ 14.47	Depreciation (14%)	- 54,987
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 337,780
Adj Base Cost	= 123.97	Lot Value	+ 73,769
Total Area	x 2,689	Indicated Value	= 411,549
Adjusted Cost	= 333,355	Value Per SqFt	153.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	337,780		
Lot Value	73,769		
Indicated Value	411,549	153.05	Per SqFt
Agland Value			
Site Improvements	54,829		
Total Value	466,378	173.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	80348		1112	1,112	26.43		29,390



Rogers

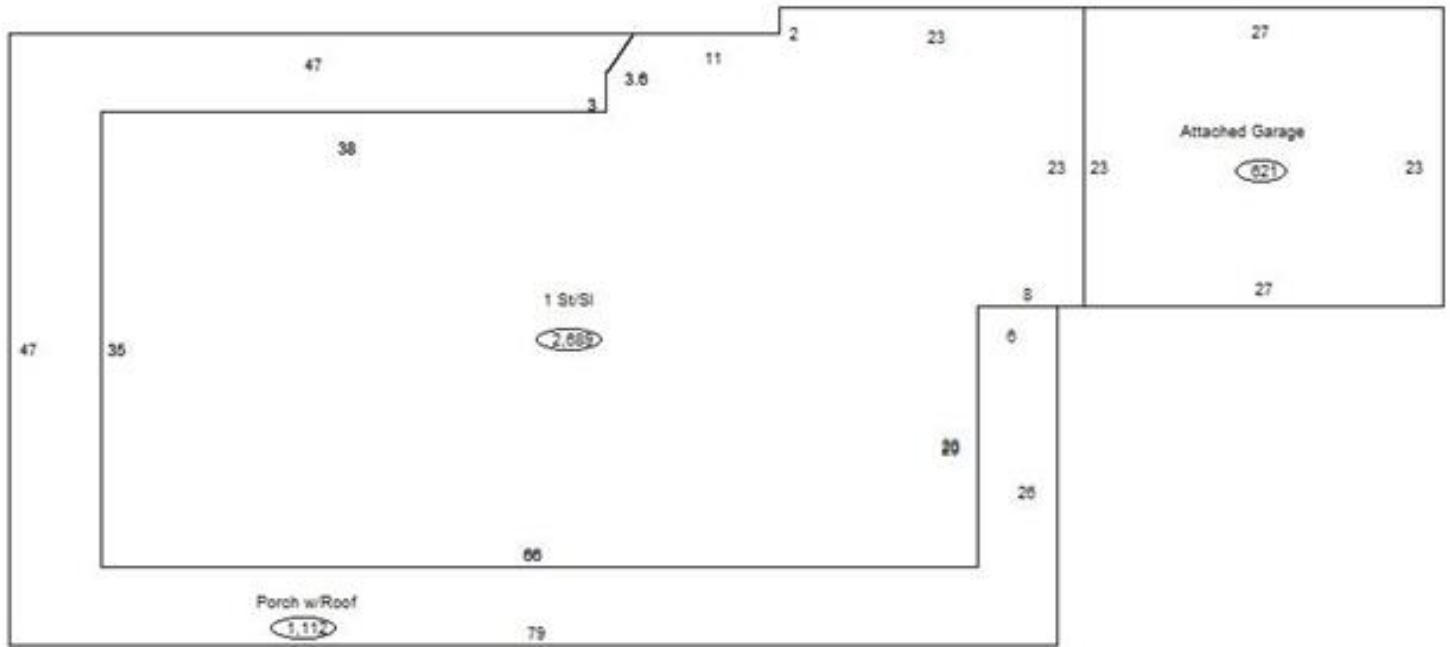
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Sketch Image

660061498



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,689	1.000	2,689
2	G	1		13	Attached Garage	621	1.000	621
3	M	PRCH		13	SLBC	1,112	1.000	1,112
Total Building Area						2,689		2,689



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual 3	Cond 3	Year 2010	Eff Age		
	Valuation Summary Base Cost (32.53 x 900) 29,277		Modifier Total	RCN 29,277	Depr (5% Phys/ % Func) 1,464	RCNLD 27,813
	GRDT	GARAGE - DETACHED	0x0x0			1,102
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (27.24 x 1,102) 30,018		Modifier Total	RCN 30,018	Depr (10% Phys/ % Func) 3,002	RCNLD 27,016