



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 660063243 Parcel ID 000000-00-0-00829-001-0011 Cadastral ID 34-21-16-03260 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 280068 DARNELL, FRANKLIN RAY SR & CAROLE SUE TRUST PO BOX 1824 CLAREMORE OK 74018-0000 Parcel Location Situs 14157 HICKORY DR Subdivision TIMBER VIEW Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-02-25\IMG_0102.JPG 2/27/2019</p>														
Legal Description Lat/Long: 36.25448127 -95.58218790																			
LOT 11 TIMBER VIEW					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>7459</td> <td>NEW HOME</td> <td>06/2002</td> <td>02/2003</td> <td>86,547</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7459	NEW HOME	06/2002	02/2003	86,547
Number	Description	Opened	Closed	Amount															
7459	NEW HOME	06/2002	02/2003	86,547															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1385/918	YORK, DICK CO-TRUSTEE &-JIM SEIF	06/19/2002	20,000	YES										
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	1998	Land Value	59,097	27,987	11%	3,079	Assessed	12,372	1,027.49										
Year Frozen	2006	Improvements	178,395	84,484		9,293	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0	Total Value	237,492	112,471		12,372	Total Taxable	11,372	944.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660063243	DARNELL, FRANKLIN RAY SR &			5	230,549	1000	11,372	944.00										
2024	2024-660063243	DARNELL, FRANKLIN RAY SR &			5	240,340	1000	11,372	949.00										
2023	2023-660063243	DARNELL, FRANKLIN RAY SR &			5	188,865	1000	11,372	947.00										
2022	2022-660063243	DARNELL, FRANKLIN RAY SR &			5	191,001	1000	11,372	946.00										
2021	2021-660063243	DARNELL, FRANKLIN RAY SR &			5	168,079	1000	11,371	965.00										
2020	2020-660063243	DARNELL, FRANKLIN RAY SR &			5	166,866	1000	11,371	963.00										
2019	2019-660063243	DARNELL, FRANKLIN RAY SR &			5	158,360	1000	11,372	985.00										
2018	2018-660063243	DARNELL, FRANKLIN RAY SR &			5	162,593	1000	11,371	986.00										
2017	2017-660063243	DARNELL, FRANKLIN RAY SR &			5	161,134	1000	11,372	928.00										
2016	2016-660063243	DARNELL, FRANKLIN RAY SR &			5	156,860	1000	11,372	970.00										
2015	2015-660063243	DARNELL, FRANKLIN RAY SR &			5	152,477	1000	11,371	961.00										
2014	2014-660063243	DARNELL, FRANKLIN RAY SR &			5	163,183	1000	11,371	976.00										
2013	2013-660063243	DARNELL, FRANKLIN RAY SR &			5	153,767	1000	11,371	991.00										



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Lot Data		Square-Foot - NBHD 1127 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0718		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,689.00 x 1.27 = 59,097		
Factor Value			
Adjustments	1.0000		
Lot Value	59,097		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,493 / 1,493
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,493
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	763 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	211,706 141.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	235,980 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	177,452
Lot Value	59,097
Indicated Value	236,549 158.44 Per SqFt
Agland Value	
Site Improvements	943
Total Value	237,492 159.07 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.46	Total Misc Impr	+	17,252
Roofing Adj	+ 4.51	Garage Cost	+	19,579
Subfloor Adj	+ -1.16	Total RCN	=	227,502
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	50,050
Plumbing Adj	+ 9.43	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	177,452
Adj Base Cost	= 127.71	Lot Value	+	59,097
Total Area	x 1,493	Indicated Value	=	236,549
Adjusted Cost	= 190,671	Value Per SqFt		158.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	81052	36x8		288	23.29		6,708
PRCH	SLAB PORCH - COVERED	81053	20x8		160	23.72		3,795
PATO	SLAB PORCH - OPEN	81054	20x8		160	10.33		1,653



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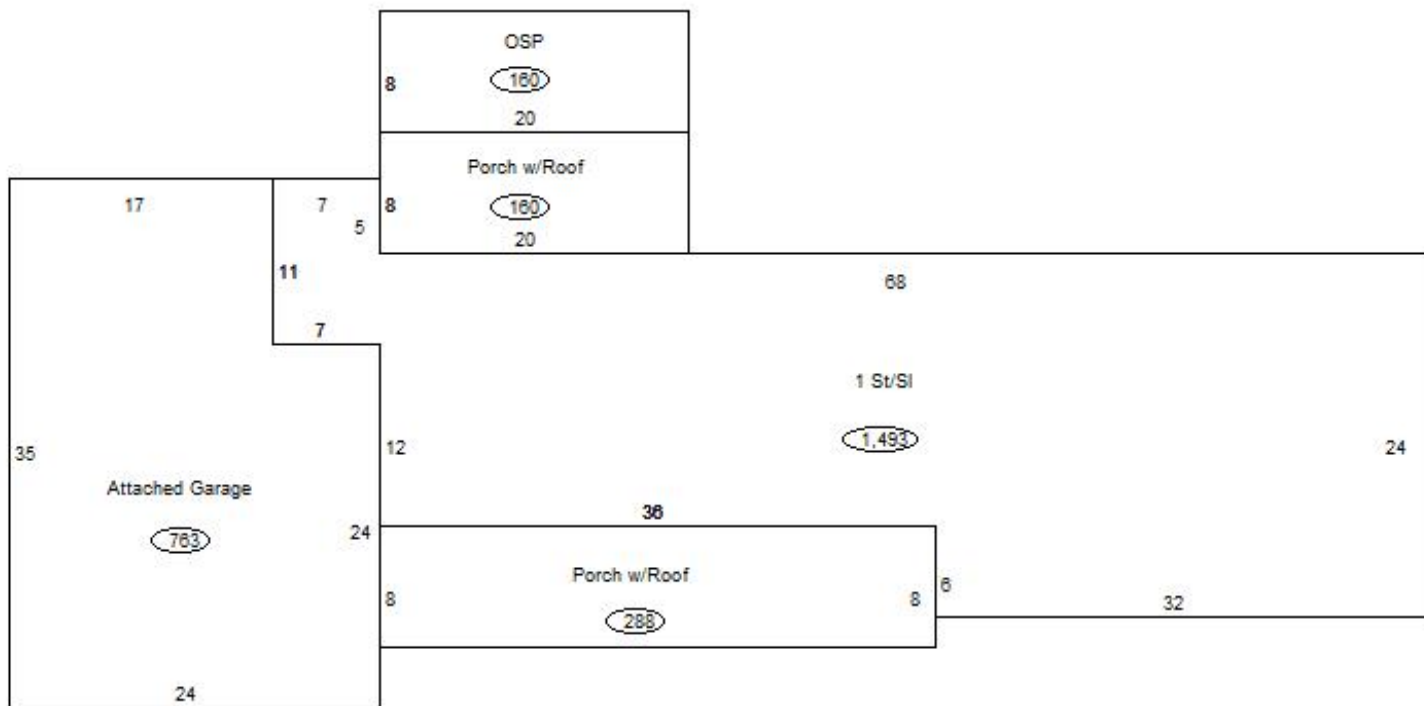
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,493	1.000	1,493
2	G	1		13	Attached Garage	763	1.000	763
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	160	1.000	160
5	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,493		1,493



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			168
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (7.02 x 168)		1,179		1,179		236
						943