




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 660065344 Parcel ID 21N16E-12-4-00000-000-0000 Cadastral ID 12-21-16-00810 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 96144 WARD, CLARICE & JANE ANN SALLEE 20218 S 4190 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20218 S 4190 RD Subdivision Lot/Block / Parcel Size 21.7 - Acres Sec/Twn/Rng 12 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS	 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-11\IMG_0001 7/11/2023</p>																				
Legal Description Lat/Long: 36.31326300 -95.54406927 E2 NE SE & S2 SE SE NE LESS TR BEG 519.5' W NE/C NE NE SE, TH N 128.8', W 143' TO W/L NE NE SE, TH S 630.1', E 233', N 228', W 90.69', N 262.14' TO POB & LESS S 50' SE NE 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															
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	
Remove Cap	0	Land Value 3,125	1,575	11%	173	Assessed	7,415	689.97	
Year Frozen	2005	Improvements 130,646	65,830		7,242	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value 133,771	67,405		7,415	Total Taxable	6,415	607.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660065344	WARD, CLARICE &	93	131,048	1000	6,415	607.00	
2024	2024-660065344	WARD, CLARICE &	93	132,557	1000	6,415	654.00	
2023	2023-660065344	WARD, CLARICE &	93	109,015	1000	6,415	653.00	
2022	2022-660065344	WARD, CLARICE &	93	109,015	1000	6,415	653.00	
2021	2021-660065344	WARD, CLARICE &	93	95,982	1000	6,414	663.00	
2020	2020-660065344	WARD, CLARICE &	93	95,669	1000	6,414	639.00	
2019	2019-660065344	WARD, CLARICE &	93	92,338	1000	6,415	652.00	
2018	2018-660065344	WARD, CLARICE &	93	96,122	1000	6,415	652.00	
2017	2017-660065344	WARD, CLARICE &	93	94,325	1000	6,415	619.00	
2016	2016-660065344	WARD, CLARICE &	93	93,336	1000	6,414	643.00	
2015	2015-660065344	WARD, CLARICE &	93	91,334	1000	6,415	638.00	
2014	2014-660065344	WARD, CLARICE &	93	93,155	1000	6,415	625.00	
2013	2013-660065344	WARD, CLARICE &	93	90,150	1000	6,414	633.00	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	930 / 930
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	930
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

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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	

Cost Approach				Manual : 01/2025			
Base Cost	98.11	Total Misc Impr	+ 10,295	Roofing Adj	+ 4.32	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 120,147	Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 39,649
Plumbing Adj	+ 5.39	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 80,498
Adj Base Cost	= 118.12	Lot Value	+ 80,498	Total Area	x 930	Indicated Value	= 80,498
Adjusted Cost	= 109,852	Value Per SqFt	86.56	Adjusted Cost	= 109,852	Value Per SqFt	86.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,498		
Lot Value			
Indicated Value	80,498	86.56	Per SqFt
Agland Value	3,125		
Site Improvements	50,148		
Total Value	133,771	143.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81668	24x6		144	20.84		3,001
PRCH	SLAB PORCH - COVERED	81669	30x12		360	20.26		7,294



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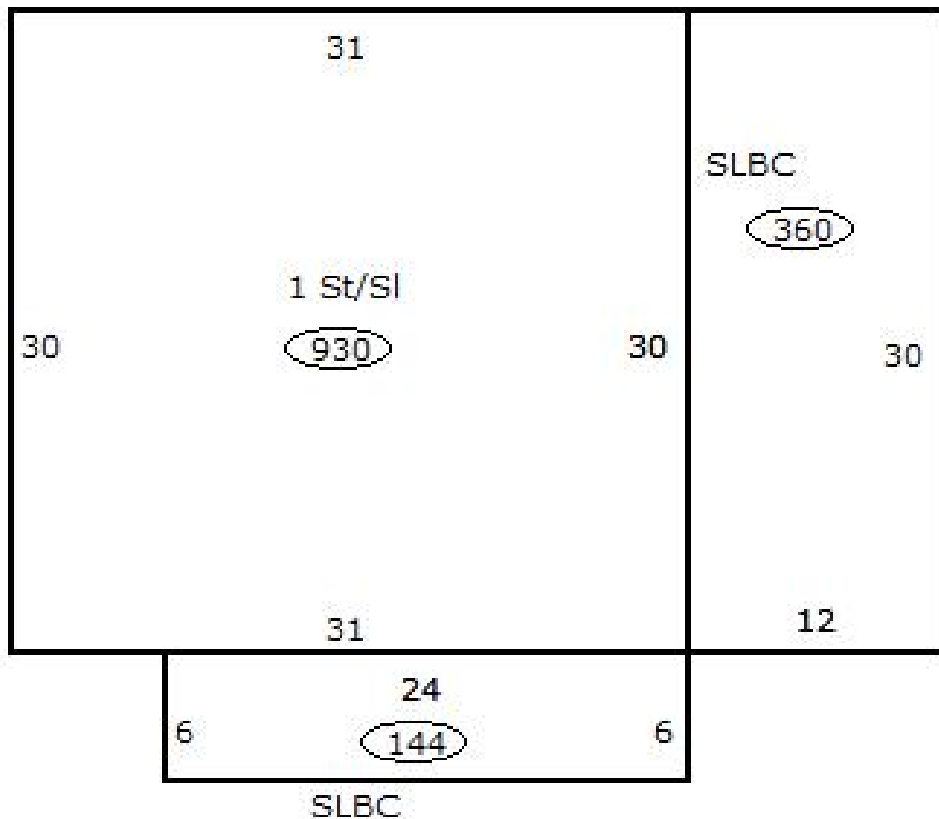
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Sketch Image

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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/SI	930	1.000	930
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	360	1.000	360
Total Building Area						930		930



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			3,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (8.18 x 3,800)	31,084		31,084	7,771	23,313
	BARN BARN		0x0x0			3,750
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (8.20 x 3,750)	30,750		30,750	7,688	23,062
	BARN BARN		0x0x0			900
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 900)	9,432		9,432	5,659	3,773



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			21.700	144	144	3,125	3,125
NTV PST Totals						21.700			3,125	3,125
Total Agland						21.700			3,125	3,125