




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:53:00
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Assessment Data					Primary Image																																																	
Account 660067517 Parcel ID 000000-00-0-00316-001-0004 Cadastral ID 03-21-14-02670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 315225 LANKFORD, ANDREW KNIGHTON & KATHERINE OLIVIA CO-TRUSTEES 15501 E 410 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11685 156TH E AVE Subdivision FALCON RIDGE Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-16\IMG_000! 6/17/2022</p>																																																	
Legal Description Lat/Long: 36.32357289 -95.79926715																																																						
LOT 4 BLOCK 1 FALCON RIDGE					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2473/869	LANKFORD, ANDREW K	05/15/2015	0	4																																													
					2228/333	FEDERAL HOME LOAN MTG CORP	02/23/2012	0	3																																													
					2202/367	POOR, SANDRA G	10/12/2011	0	10																																													
					1540/616	CHASE MANHATTAN MORTG CORP	10/29/2003	115,667	YES																																													
					1467/27	PEARSON, ELECTOR L &	04/01/2003	0	10																																													
					1236/324	HOME ADDRESS BUILDERS, INC	07/07/2000	107,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 83,106</td> <td>44,911</td> <td>11%</td> <td>4,940</td> <td>Assessed</td> <td>22,719</td> <td>2,225.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 167,644</td> <td>161,624</td> <td></td> <td>17,779</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 250,750</td> <td>206,535</td> <td></td> <td>22,719</td> <td>Total Taxable</td> <td>22,719</td> <td>2,226.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2013	Land Value 83,106	44,911	11%	4,940	Assessed	22,719	2,225.55	Year Frozen	0	Improvements 167,644	161,624		17,779	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 250,750	206,535		22,719	Total Taxable	22,719	2,226.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660067517	LANKFORD, ANDREW KNIGHTON &	16	248,627	0	21,637	2,120.00																																															
2024	2024-660067517	LANKFORD, ANDREW KNIGHTON &	16	254,983	0	20,607	1,980.00																																															
2023	2023-660067517	LANKFORD, ANDREW KNIGHTON &	16	198,476	0	19,626	1,839.00																																															
2022	2022-660067517	LANKFORD, ANDREW KNIGHTON &	16	174,797	0	18,691	1,831.00																																															
2021	2021-660067517	LANKFORD, ANDREW KNIGHTON &	16	161,828	0	17,801	1,722.00																																															
2020	2020-660067517	LANKFORD, ANDREW KNIGHTON &	16	160,823	0	17,691	1,709.00																																															
2019	2019-660067517	LANKFORD, ANDREW KNIGHTON &	16	153,338	0	16,867	1,631.00																																															
2018	2018-660067517	LANKFORD, ANDREW KNIGHTON &	16	158,684	0	17,455	1,625.00																																															
2017	2017-660067517	LANKFORD, ANDREW KNIGHTON &	16	157,417	0	17,170	1,615.00																																															
2016	2016-660067517	LANKFORD, ANDREW KNIGHTON &	16	148,659	0	16,352	1,540.00																																															
2015	2015-660067517	LANKFORD, ANDREW KNIGHTON &	16	144,129	0	15,854	1,503.00																																															
2014	2014-660067517	LANKFORD, ANDREW K &	16	146,569	0	15,947	1,526.00																																															
2013	2013-660067517	LANKFORD, ANDREW K &	16	138,067	0	15,187	1,423.00																																															



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0593 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 46,144.00 x 1.80 = 83,106 Factor Value Adjustments 1.0000 Lot Value 83,106		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,633 / 1,633
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,633
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,335	112.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	242,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.08	Total Misc Impr	+	2,050			
Roofing Adj	+ 4.44	Garage Cost	+	11,700			
Subfloor Adj	+ -1.15	Total RCN	=	223,525			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	55,881			
Plumbing Adj	+ 8.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,644			
Adj Base Cost	= 128.46	Lot Value	+	83,106			
Total Area	x 1,633	Indicated Value	=	250,750			
Adjusted Cost	= 209,775	Value Per SqFt		153.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,644		
Lot Value	83,106		
Indicated Value	250,750	153.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,750	153.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	82064	35		35	24.16		846
PATO	SLAB PORCH - OPEN	82065	112		112	10.75		1,204



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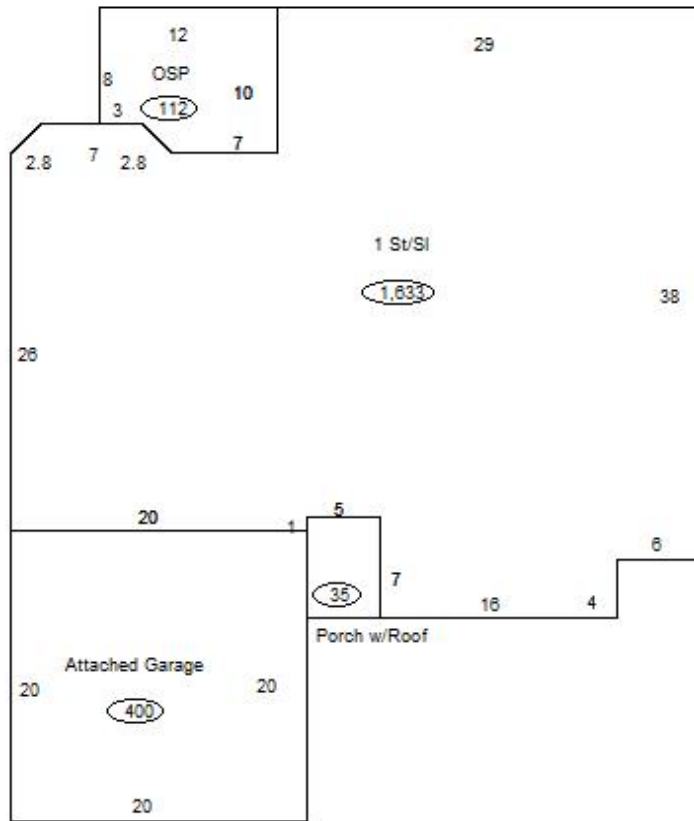
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Sketch Image

660067517



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,633	1.000	1,633
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PATO		13	Open Slab	112	1.000	112
Total Building Area						1,633		1,633