



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:04:30
Page 1

Assessment Data					Primary Image									
Account	660070106													
Parcel ID	21N17E-20-4-00000-000-0000													
Cadastral ID	20-21-17-00201													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 3												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	267956													
SMALLWOOD, STEVEN B & TRACY L														
22350 S ROCKY RIDGE LN CLAREMORE OK 74019-0000														
Parcel Location														
Situs	22350 S ROCKY RIDGE LN													
Subdivision														
Lot/Block	/	Parcel Size	15.76 - Acres											
Sec/Twn/Rng	20 / 21 / 17 / 4													
Neighborhood	2117 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.28419592 -95.52405656														
TR IN SW DESC AS; BEG NW/C SW TH S 89-54-40 E 752.46' TH S 25-13 3 7 W 141.67' S 00- 28-45 W 1190.85' N 89-51-59 W 686.66' TO W/L SW TH N 00- 11-49 E 1318.54' TO POB LESS TR BEG SW/C OF NW SW; TH N 317.99'; TH E 688.22'; TH S 318'; TH W 686.66' TO POB														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1101/381	K J POSEY LAND, L.L.C.	03/04/1998	52,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	1999	Land Value	1,929	1,929	11%	212	Assessed	49,837 4,138.96						
Year Frozen	0	Improvements	547,545	451,140		49,625	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00						
TIF Project ID	0	Total Value	549,474	453,069		49,837	Total Taxable	48,837 4,056.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660070106	SMALLWOOD, STEVEN B & TRACY L	5	439,873	1000	47,386	3,935.00							
2024	2024-660070106	SMALLWOOD, STEVEN B & TRACY L	5	462,618	1000	49,888	4,163.00							
2023	2023-660070106	SMALLWOOD, STEVEN B & TRACY L	5	450,238	1000	48,526	4,041.00							
2022	2022-660070106	SMALLWOOD, STEVEN B & TRACY L	5	454,956	1000	49,045	4,080.00							
2021	2021-660070106	SMALLWOOD, STEVEN B & TRACY L	5	439,482	1000	46,881	3,977.00							
2020	2020-660070106	SMALLWOOD, STEVEN B & TRACY L	5	431,227	1000	45,486	3,851.00							
2019	2019-660070106	SMALLWOOD, STEVEN B & TRACY L	5	410,293	1000	44,132	3,822.00							
2018	2018-660070106	SMALLWOOD, STEVEN B & TRACY L	5	424,413	1000	45,686	3,961.00							
2017	2017-660070106	SMALLWOOD, STEVEN B & TRACY L	5	421,418	1000	44,615	3,639.00							
2016	2016-660070106	SMALLWOOD, STEVEN B & TRACY L	5	409,967	1000	43,287	3,692.00							
2015	2015-660070106	SMALLWOOD, STEVEN B & TRACY L	5	396,109	1000	41,997	3,548.00							
2014	2014-660070106	SMALLWOOD, STEVEN B & TRACY L	5	400,445	1000	40,745	3,497.00							
2013	2013-660070106	SMALLWOOD, STEVEN B & TRACY L	5	375,656	1000	39,530	3,443.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:04:30
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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,608 / 3,912
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,608
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	759 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.52	Total Misc Impr	+ 17,104	Roofing Adj	+ 4.37	Garage Cost	+ 48,895
Subfloor Adj	+ -3.04	Total RCN	= 600,339	Heat/Cool Adj	+ 18.45	Depreciation (23%)	- 138,078
Plumbing Adj	+ 7.29	Lump Sums	+ 22,374	Basement Adj	+ 0.00	RCNLD	= 484,635
Adj Base Cost	= 136.59	Lot Value	+ 484,635	Total Area	x 3,912	Indicated Value	= 484,635
Adjusted Cost	= 534,340	Value Per SqFt	123.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	484,635		
Lot Value			
Indicated Value	484,635	123.88	Per SqFt
Agland Value	1,929		
Site Improvements	62,910		
Total Value	549,474	140.46	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	84737	10x4		40	37.20		1,488
PRCH	SLAB PORCH - COVERED	84738	88		88	37.03		3,259
PRCH	SLAB PORCH - COVERED	84739	17x4		68	37.10		2,523
PRCH	SLAB PORCH - COVERED	84740	11x4		44	37.18		1,636
WODO	WOOD DECK - OPEN	84741	1009		1,009	23.59	6%	22,374



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

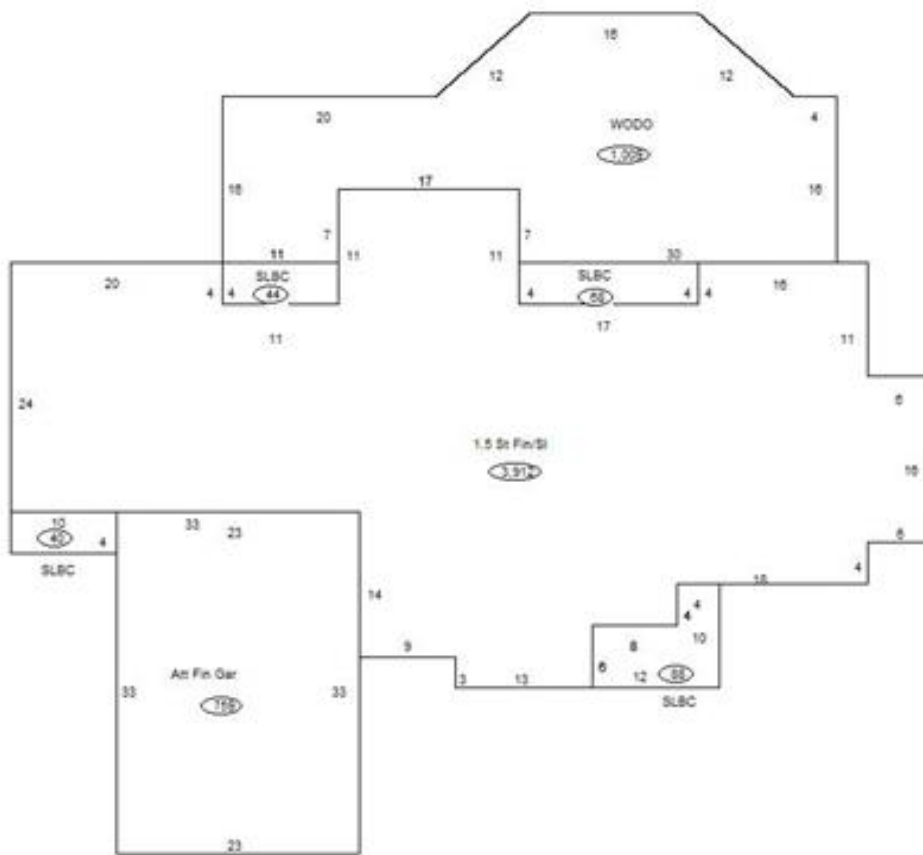
Date 04/17/2026

Time 07:04:30

Page 3

Sketch Image

660070106



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/SI	2,608	1.500	3,912
2	G	5		13	Att Fin Gar	759	1.000	759
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	88	1.000	88
5	M	PRCH		13	SLBC	68	1.000	68
6	M	PRCH		13	SLBC	44	1.000	44
7	M	WODO		13	WODO	1,009	1.000	1,009
Total Building Area						2,608		3,912



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:04:30
Page 4

660070106

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATC	Patio - Covered	20x30x12	Concrete	Composition Shingle	600	
	Qual	5	Cond 5	Year 2022	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (19.99 x 600)	11,994		11,994	1,199	10,795
	UTIL	Utility Building	40x80x12	Concrete	Formed Metal	3,200	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (25.08 x 3,200)	80,256		80,256	29,695	50,561
	LNT0	Lean To - Attached	10x40x12	Dirt	Formed Metal	400	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (9.71 x 400)	3,884		3,884	2,330	1,554



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:04:30
Page 5

Agland Inventory

660070106

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	15.760	122	122	1,929	1,929
NTV PST Totals						15.760			1,929	1,929
Total Agland						15.760			1,929	1,929