



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 660075461 Parcel ID 21N16E-26-3-00000-000-0000 Cadastral ID 26-21-16-00610 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 316379 MCPHEETERS, RICHARD J & ELLEN L CO TRUSTEES PO BOX 1314 CLAREMORE OK 74018-0000 Parcel Location Situs 14505 E 520 RD Subdivision Lot/Block / Parcel Size .59 - Acres Sec/Twn/Rng 26 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.26457558 -95.57618404					Building Permits				
SE SW SW LYING S OF COUNTY RD & LESS S 3 AC THEREOF.					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2476/17	MCPHEETERS, RICHARD J &	05/06/2015	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	0	Land Value	38,936	9,548	11%	1,050	Assessed	1,050	87.20
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	38,936	9,548		1,050	Total Taxable	1,050	87.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	38,936	0	1,000	83.00
2024	2024-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	38,936	0	953	80.00
2023	2023-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	907	76.00
2022	2022-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	864	72.00
2021	2021-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	823	70.00
2020	2020-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	784	66.00
2019	2019-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	747	65.00
2018	2018-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	711	62.00
2017	2017-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	677	55.00
2016	2016-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	645	55.00
2015	2015-660075461	MCPHEETERS, RICHARD J & ELLEN L			5	20,355	0	614	52.00
2014	2014-660075461	MCPHEETERS, RICHARD J			5	20,355	0	585	50.00
2013	2013-660075461	MCPHEETERS, RICHARD J			5	20,355	0	557	49.00



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0315							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	44,932.00 x .87 = 38,936							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	38,936			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	NewTest			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	38,936			
Basement Area				Indicated Value	38,936	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	38,936	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 38,936					
Total Area	x	Indicated Value	= 38,936					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value