



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	660076563				No Image On File				
Parcel ID	21N16E-13-1-00000-000-0000								
Cadastral ID	13-21-16-02210								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	343978								
TROGDON, JANET LEE & CHRISTOPHER MICHAEL									
20553 S CAREFREE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size			3.01 - Acres				
Sec/Twn/Rng	13 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.30520162 -95.54396549									
Building Permits									
COMM AT NE/C OF S/2 NE/4 NE/4; TH S89-54W 505.10'; TH S00-06W 260'; TH N89.54E 505.10'; TH N00-06E 260' TO POB.									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	NICHOLS, BRITTANY M	04/01/2024	80,000	YES
					/	KUEHL, SHARON AUSTINE	06/05/2019	34,500	YES
					1964/707	ABBOTT, MICHAEL R &	06/18/2008	33,000	YES
					1798/156	CULP, BARBARA J	08/08/2006	32,500	YES
					1535/867	CULP, LEONARD D	10/21/2003	0	16
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2025	Land Value	80,000	80,000	11%	8,800	Assessed	8,800	730.84
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	80,000	80,000	8,800	Total Taxable	8,800	731.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660076563	TROGDON, JANET LEE &			5	80,000	0	8,800	731.00
2024	2024-660076563	TROGDON, JANET LEE &			5	67,275	0	4,279	357.00
2023	2023-660076563	NICHOLS, BRITTANY M			5	37,045	0	4,075	339.00
2022	2022-660076563	NICHOLS, BRITTANY M			5	37,045	0	4,075	339.00
2021	2021-660076563	NICHOLS, BRITTANY M			5	37,045	0	4,075	346.00
2020	2020-660076563	NICHOLS, BRITTANY M			5	36,040	0	3,964	336.00
2019	2019-660076563	NICHOLS, BRITTANY M			5	33,000	0	3,630	314.00
2018	2018-660076563	KUEHL, LEE ROY &			5	33,000	0	3,630	315.00
2017	2017-660076563	KUEHL, LEE ROY &			5	33,000	0	3,630	296.00
2016	2016-660076563	KUEHL, LEE ROY &			5	33,000	0	3,630	310.00
2015	2015-660076563	KUEHL, LEE ROY &			5	33,000	0	3,630	307.00
2014	2014-660076563	KUEHL, LEE ROY &			5	33,000	0	3,630	312.00
2013	2013-660076563	KUEHL, LEE ROY &			5	33,000	0	3,630	316.00



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	3.1221							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	135,997.00 x .49 = 67,275							
Factor Value								
Adjustments	1.1892							
Lot Value	80,000							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	80,000				
Total Area	x	Indicated Value	=	80,000				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	80,000							
Indicated Value	80,000	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	80,000	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value