




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 660079344 Parcel ID 23N17E-30-1-00000-000-0000 Cadastral ID 30-23-17-02410 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 344728 WARD, TODD R & RHIANNA D 16996 E 390 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16996 E 390 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 30 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS	 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-8\IMG 10/8/2021</p>																									
Legal Description SW SE NE Lat/Long: 36.44596940 -95.52859189	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>R21 21</td> <td>R22- BUILDING SOMETHING NEW PEF</td> <td>02/2021 01/2002</td> <td>10/2021 03/2003</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R21 21	R22- BUILDING SOMETHING NEW PEF	02/2021 01/2002	10/2021 03/2003																
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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>WARD, TODD R</td> <td>05/09/2024</td> <td>0</td> <td>4</td> </tr> <tr> <td>1344/381</td> <td>WARD, FRANK E</td> <td>02/02/2002</td> <td>0</td> <td>11</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	WARD, TODD R	05/09/2024	0	4	1344/381	WARD, FRANK E	02/02/2002	0	11
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H	Homestead	Yes	1,000	1,000																						
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/	WARD, TODD R	05/09/2024	0	4																						
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2003	Land Value 1,085	1,085	11%	119	Assessed	13,905	1,413.58	
Year Frozen	0	Improvements 198,513	125,333		13,786	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	
TIF Project ID	0	Total Value 199,598	126,418		13,905	Total Taxable	12,905	1,325.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660079344	WARD, TODD R & RHIANNA D	70	213,688	1000	12,501	1,283.00	
2024	2024-660079344	WARD, TODD R & RHIANNA D	70	137,229	1000	12,107	1,275.00	
2023	2023-660079344	WARD, TODD R	70	115,692	1000	11,726	1,236.00	
2022	2022-660079344	WARD, TODD R	70	117,153	1000	11,599	1,228.00	
2021	2021-660079344	WARD, TODD R	70	59,115	1000	5,502	576.00	
2020	2020-660079344	WARD, TODD R	70	61,307	1000	5,743	624.00	
2019	2019-660079344	WARD, TODD R	70	62,145	1000	5,836	636.00	
2018	2018-660079344	WARD, TODD R	70	71,140	1000	6,825	728.00	
2017	2017-660079344	WARD, TODD R	70	70,457	1000	6,742	721.00	
2016	2016-660079344	WARD, TODD R	70	68,332	1000	6,516	722.00	
2015	2015-660079344	WARD, TODD R	70	66,857	1000	6,354	698.00	
2014	2014-660079344	WARD, TODD R	70	69,489	1000	6,616	716.00	
2013	2013-660079344	WARD, TODD R	70	67,225	1000	6,395	677.00	



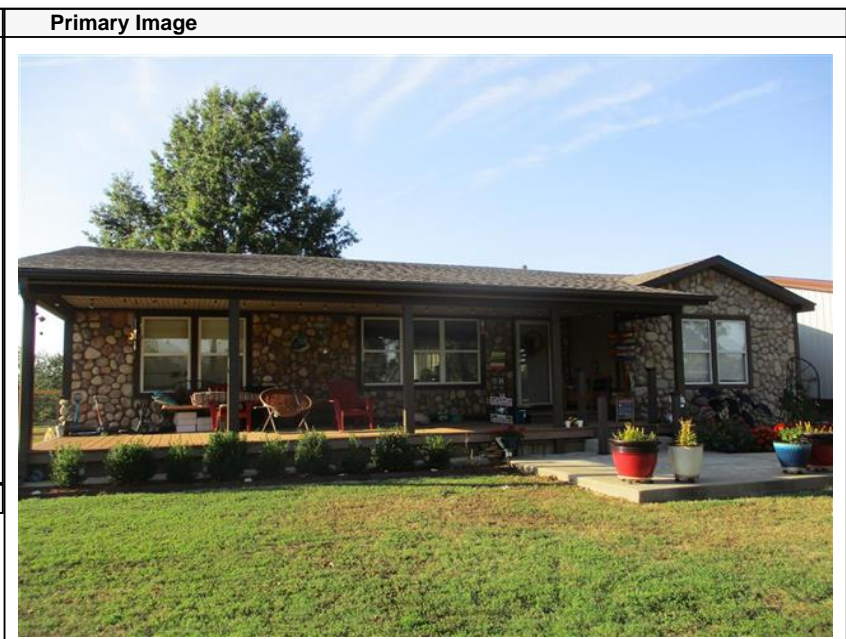
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-8\IMG 10/8/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Plywood or Hardboard 50% Veneer, 5
Base/Total Area	1,496 / 1,496
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 56

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	99.89	Total Misc Impr	+ 0
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 1.21	Total RCN	= 185,369
Heat/Cool Adj	+ 11.47	Depreciation (62%)	- 114,929
Plumbing Adj	+ 6.97	Lump Sums	+ 11,727
Basement Adj	+ 0.00	RCNLD	= 82,167
Adj Base Cost	= 123.91	Lot Value	+ 0
Total Area	x 1,496	Indicated Value	= 82,167
Adjusted Cost	= 185,369	Value Per SqFt	54.92

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	82,167
Lot Value	
Indicated Value	82,167 54.92 Per SqFt
Agland Value	1,085
Site Improvements	116,346
Total Value	199,598 133.42 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0						
WODC	Wood Deck - Covered	95491	34x6		204	36.14	15%	6,267
WODO	Wood Deck - Open	152202	20x20		400	16.06	15%	5,460



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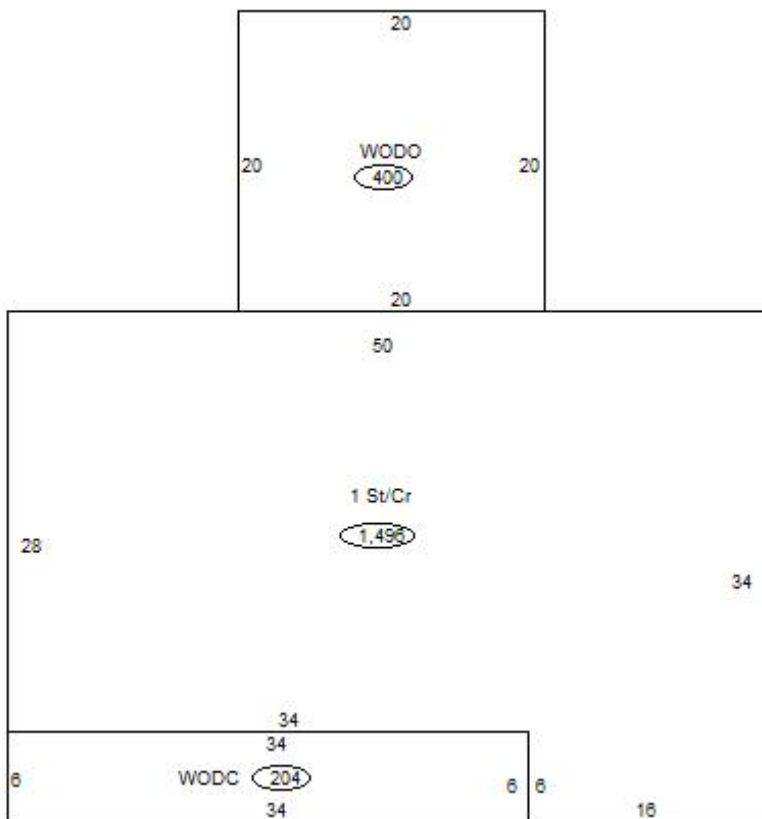
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Sketch Image

660079344



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,496	1.000	1,496
2	M	WODC		13	WODC	204	1.000	204
3	M	WODO		13	WODO	400	1.000	400
Total Building Area						1,496		1,496



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	36x12x0			432	
	Qual	Cond	Year	2021	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 432)	1,840		1,840	1,840	
	PCPT	Carport - Portable	0x0x0				
	Qual	Cond	Year	2021	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (4.61 x)					
	STA	STG AVG	16x12x0			192	
	Qual	Cond	Year	2021	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (7.02 x 192)	1,348		1,348	1,348	
	PFS	PORTABLE FRAME STRUCTURE	0x0x0			436	
	Qual	3 Cond	Year	2021	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (34.73 x 436)	15,142		15,142	15,142	
	UTIL	Shop Building	60x30x8	Concrete	Formed Metal	1,800	
	Qual	3 Cond	3 Year	2021	Eff Age	4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
		Base Cost (28.03 x 1,800)	50,454	30,429	80,883	5,662	75,221
		Interior Finish (Residential)	Finished Area	Fixture Count		30,429	
	LNT0	Lean To - Attached	20x12x8	Concrete	Formed Metal	240	
	Qual	3 Cond	3 Year	2021	Eff Age	4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (14.52 x 240)	3,485		3,485	871	2,614
	PRCH	Porch	16x8x8	Concrete	Formed Metal	128	
	Qual	3 Cond	3 Year	2021	Eff Age	4	
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD	
		Base Cost (26.53 x 128)	3,396		3,396	713	2,683



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODC	Wood Deck - Covered (ATT TO PFS)	12x8x8	Plank	Formed Metal	96	
	Qual 4	Cond 3	Year 2021	Eff Age	4		
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD	
		Base Cost (56.85 x 96)	5,458		5,458	1,146	4,312
	SHDS	Shed - Small	12x40x8	Plank	Formed Metal	480	
	Qual 5	Cond 3	Year 2021	Eff Age	4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (23.65 x 480)	11,352		11,352	2,157	9,195
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360	
	Qual 3	Cond 3	Year 2021	Eff Age	4		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ 100% Func)	RCNLD	
		Base Cost (4.38 x 360)	1,577		1,577	1,577	
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192	
	Qual 4	Cond 3	Year 2021	Eff Age	4		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (25.66 x 192)	4,927		4,927	936	3,991



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			8.000	122	122	979	979
CO	COLLINSVILLE STONY LOAM	NTV PST	22			2.000	53	53	106	106
NTV PST Totals						10.000			1,085	1,085
Total Agland						10.000			1,085	1,085