



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660082995 <b>Parcel ID</b> 21N16E-22-2-00000-000-0000 <b>Cadastral ID</b> 22-21-16-05110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 286329 CHERRINGTON, KEVIN &  STACEY 13130 E 500 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13130 E 500 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 22 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (290)\IMG_0018.JPG 11/1/2023</p>				
<b>Legal Description</b> Lat/Long: 36.29257541 -95.59539647									
<b>BEG AT POINT ON N/L OF NW/4 NW/4 NW/4, 360.9' E OF NW/C; TH S 00-32 E 218'; TH E 201.37'; TH N 00-32 W 218'; TH W 203.37' TO POB.</b>					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					STORM	R18-NEW 2200 SQ FT SFR	03/2016	05/2017	210,000
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	1612/1	BASLER, J D & ASSOCIATES-INC	08/11/2004	165,000	YES
					1503/576	BASLER, J D TRUSTEE	07/29/2003	0	11
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	83.050	<b>Current Tax</b>
Remove Cap	2005	<b>Land Value</b>	35,189	29,753	11%	3,273	<b>Assessed</b>	41,697	3,462.94
Year Frozen	0	<b>Improvements</b>	386,584	349,303		38,424	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-83.00
TIF Project ID	0	<b>Total Value</b>	421,773	379,056		41,697	<b>Total Taxable</b>	40,697	3,380.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660082995	CHERRINGTON, KEVIN &			5	412,026	1000	39,481	3,279.00
2024	2024-660082995	CHERRINGTON, KEVIN &			5	432,972	1000	38,303	3,196.00
2023	2023-660082995	CHERRINGTON, KEVIN &			5	372,732	1000	34,755	2,894.00
2022	2022-660082995	CHERRINGTON, KEVIN &			5	376,337	1000	33,714	2,804.00
2021	2021-660082995	CHERRINGTON, KEVIN &			5	307,488	1000	32,703	2,774.00
2020	2020-660082995	CHERRINGTON, KEVIN &			5	302,169	1000	31,721	2,685.00
2019	2019-660082995	CHERRINGTON, KEVIN &			5	288,802	1000	30,768	2,665.00
2018	2018-660082995	CHERRINGTON, KEVIN &			5	293,890	1000	31,328	2,716.00
2017	2017-660082995	CHERRINGTON, KEVIN &			5	25,000	1000	1,750	143.00
2016	2016-660082995	CHERRINGTON, KEVIN &			5	25,000	1000	1,750	149.00
2015	2015-660082995	CHERRINGTON, KEVIN &			5	194,168	1000	20,312	1,716.00
2014	2014-660082995	CHERRINGTON, KEVIN &			5	197,599	1000	19,691	1,690.00
2013	2013-660082995	CHERRINGTON, KEVIN &			5	185,353	1000	19,089	1,663.00



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.918		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	39,988.00 x .88 = 35,189		
Factor Value			
Adjustments	1.0000		
Lot Value	35,189		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,187 / 2,639
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,187
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,102 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	421,825 159.84 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	365,334
Lot Value	35,189
Indicated Value	400,523 151.77 Per SqFt
Agland Value	
Site Improvements	21,250
Total Value	421,773 159.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.19	Total Misc Impr	+ 22,823
Roofing Adj	+ 4.36	Garage Cost	+ 41,005
Subfloor Adj	+ -2.82	Total RCN	= 392,832
Heat/Cool Adj	+ 14.47	Depreciation ( 7%)	- 27,498
Plumbing Adj	+ 8.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 365,334
Adj Base Cost	= 124.67	Lot Value	+ 35,189
Total Area	x 2,639	Indicated Value	= 400,523
Adjusted Cost	= 329,004	Value Per SqFt	151.77

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	136407	13x7		91	29.24		2,661
PRCH	SLAB PORCH - COVERED	136408	32x10		320	28.41		9,091
PRCH	SLAB PORCH - COVERED	136409	142		142	29.04		4,124
PATO	SLAB PORCH - OPEN	136410	40		40	12.93		517



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SV	SWIM VINYL	0x0x0			1		
	Qual	3	Cond	3	Year	2022	Eff Age	3
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	3,750	21,250	
	CKCP	Chicken Coop	0x0x0					
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.59 x )							
	CKCP	Chicken Coop	0x0x0					
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.59 x )							
	STF	STG FAIR	0x0x0					
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )							