



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:25:48
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Assessment Data				Primary Image							
Account	660086845			No Image On File							
Parcel ID	000000-00-0-00263-001-0008										
Cadastral ID	23-21-16-02670										
Property Type	REAL - Real Property										
Property Class	RRP	VI Area	1								
Tax Area	5 - JUSTUS RURAL/NO FIRE										
Name ID	331573										
2045 SELF DIRECTED IRA LLC											
RACHEL POWELL 22065 S CANDLESTICK LN CLAREMORE OK 74019-											
Parcel Location											
Situs											
Subdivision	DOGWOOD HILLS ESTATES										
Lot/Block	0008 / 0001	Parcel Size	1 - Lots								
Sec/Twn/Rng	23 / 21 / 16 / 5										
Neighborhood	1145 - R-V01-SE FOYIL										
School District	S009 - JUSTUS-TIAWAH SCHOOLS										
Legal Description Lat/Long: 36.29017058 -95.57471435				Building Permits							
DOGWOOD HILLS ESTATES LOT 8 BLOCK 1				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	DOUGHERTY, JONATHON & MELODIE	08/12/2020	23,500	YES		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax		
Remove Cap	2021	Land Value	42,480	28,940	11%	3,183	Assessed	3,183	264.35		
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	42,480	28,940		3,183	Total Taxable	3,183	264.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660086845	2045 SELF DIRECTED IRA LLC			5	42,480	0	3,032	252.00		
2024	2024-660086845	2045 SELF DIRECTED IRA LLC			5	33,074	0	2,888	241.00		
2023	2023-660086845	2045 SELF DIRECTED IRA LLC			5	25,000	0	2,750	229.00		
2022	2022-660086845	2045 SELF DIRECTED IRA LLC			5	25,000	0	2,750	229.00		
2021	2021-660086845	2045 SELF DIRECTED IRA LLC			5	25,000	0	2,750	233.00		
2020	2020-660086845	2045 SELF DIRECTED IRA LLC			5	7,429	0	817	69.00		
2019	2019-660086845	DOUGHERTY, JONATHON & MELODIE			5	7,429	0	817	71.00		
2018	2018-660086845	DOUGHERTY, JONATHON & MELODIE			5	7,429	0	817	71.00		
2017	2017-660086845	DOUGHERTY, JONATHON & MELODIE			5	7,429	0	817	67.00		
2016	2016-660086845	DOUGHERTY, JONATHON & MELODIE			5	7,429	0	817	70.00		
2015	2015-660086845	DOUGHERTY, JONATHON & MELODIE			5	7,429	0	817	69.00		
2014	2014-660086845	DOUGHERTY, JONATHON & MELODIE			5	7,429	0	817	70.00		
2013	2013-660086845	DOUGHERTY, JONATHON & MELODIE			5	7,429	0	817	71.00		



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Lot Data		Square-Foot - NBHD 1145 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres								
Topography	LEVEL							
Street Access	PAVED							
Utilities	WATER/ELEC							
Amenities		3						
		0						
Method	Square-Foot							
Base Lot Value	41,343.00 x 1.37 = 56,640							
Factor Value	-14,160							
Adjustments	1.0000							
Lot Value	42,480							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	42,480			
Cost Approach				Indicated Value	42,480	0.00	Per SqFt	
Manual : 01/2025				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	42,480	0.00	Total Value Per SqFt	
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	+ 42,480					
Total Area	x	Indicated Value	= 42,480					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value