



# 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	660093936								
Parcel ID	22N16E-13-3-00000-000-0000								
Cadastral ID	13-22-16-03103								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	321946								
TOUCHTON, JAMES M & ANDREA N									
2413 SW WOLF RUN DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	15249 E 440 RD								
Subdivision									
Lot/Block	/	Parcel Size	6.9 - Acres						
Sec/Twn/Rng	13 / 22 / 16 / 3								
Neighborhood	6050 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
660093936_001.JPG 4/12/2024									
Legal Description Lat/Long: 36.38091675 -95.55345454									
Building Permits									
TR IN PT S 1015' S2 SW DESC AS: COMM SE/C SW; N89-57-20W ALG S/L 557.42 TO POB; N89-57-20W 157.5'; N00-02-13W PAR E/L 634'; S89 57- 20E PAR S/L 714.92' TO PT ON E/L; S00-02-13E ALG E/L 320.94', SD PT BEING 313.06' N OF SE/C; N89-57-20W 348.71'; S00-02-13E 104.35'; N									
Number	Description	Opened	Closed	Amount					
R22 199	R23 NEW DTCH ACC BLDG	05/2022	04/2024	50,000					
R22	R23 NEW ADDRESS	05/2022	04/2024						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CHAMBERS, WILLIAM E & JANET M	01/14/2022	182,000	WG
					2278/716	HUFFAKER, KAREN R	10/10/2012	60,000	YES
					2138/457	RADER, DOROTHY	10/18/2010	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	2023	Land Value	1,327	1,327	11%	146	Assessed	6,483 656.79	
Year Frozen	0	Improvements	72,726	57,612		6,337	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	74,053	58,939		6,483	Total Taxable	6,483 657.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093936	TOUCHTON, JAMES M &	75	57,223	0	6,295	638.00		
2024	2024-660093936	TOUCHTON, JAMES M &	75	1,327	0	146	15.00		
2023	2023-660093936	TOUCHTON, JAMES M &	75	1,327	0	146	15.00		
2022	2022-660093936	TOUCHTON, JAMES M &	75	1,327	0	146	15.00		
2021	2021-660093936	CHAMBERS, WILLIAM E & JANET M	75	1,327	0	146	15.00		
2020	2020-660093936	CHAMBERS, WILLIAM E & JANET M	75	1,327	0	146	15.00		
2019	2019-660093936	CHAMBERS, WILLIAM E & JANET M	75	1,327	0	146	15.00		
2018	2018-660093936	CHAMBERS, WILLIAM E & JANET M	75	1,327	0	146	15.00		
2017	2017-660093936	CHAMBERS, WILLIAM E & JANET M	75	60,000	0	6,600	699.00		
2016	2016-660093936	CHAMBERS, WILLIAM E & JANET M	75	60,000	0	6,600	698.00		
2015	2015-660093936	CHAMBERS, WILLIAM E & JANET M	75	60,000	0	6,600	711.00		
2014	2014-660093936	CHAMBERS, WILLIAM E & JANET M	75	60,000	0	6,600	721.00		
2013	2013-660093936	CHAMBERS, WILLIAM E & JANET M	75	60,000	0	6,600	704.00		



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		3					
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>				660093936_001.JPG 4/12/2024				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value				
<b>Cost Approach</b>				Indicated Value 0.00 Per SqFt				
<b>Manual : 01/2025</b>				Agland Value 1,327				
Base Cost	0.00	Total Misc Impr	+	0	Site Improvements 72,726			
Roofing Adj	+ 0.00	Garage Cost	+		Total Value 74,053 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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x50x12	Concrete	Formed Metal	2,000
	Qual	4	Cond 3	Year	2024	Eff Age 2
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	
	Base Cost (32.12 x 2,000)		64,240	64,240	1,927	62,313
	PRCH	Slab Porch - Covered	10x40x12	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year	2024	Eff Age 2
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (25.68 x 400)		10,272	10,272	1,027	9,245
	LT	LEAN-TO	10x40x12	Gravel		400
	Qual	3	Cond 3	Year	2024	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	
	Base Cost (2.92 x 400)		1,168	1,168		1,168



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			3.900	168	168	655	655
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			3.000	224	224	672	672
<b>IMP PST Totals</b>						6.900			1,327	1,327
<b>Total Agland</b>						6.900			1,327	1,327