



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 660095240 Parcel ID 22N16E-07-1-00000-000-0001 Cadastral ID 07-22-16-00231 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 324348 SCANTLIN, JAMES ALAN & VICKIE JO CO-TRUSTEES 14828 S HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 14828 S HWY 88 Subdivision Lot/Block / Parcel Size 10.11 - Acres Sec/Twn/Rng 7 / 22 / 16 / 1 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																			
Legal Description Lat/Long: 36.39551708 -95.63670724										Building Permits									
COMM SE/C SE; N01-41-40W ALG E/L 80.62' TO POB;N80-17-04W 1850 36'; N01.4140W 420.91; S69-58-31E 1952.39' TO E/L; S01-41-40E 64 47'TO POB, LESS & EXCEPT HWY PROP DEEDED IN BOOK 357-PG 356 (E 80' THEREOF) CONT 10.11 AC M/L.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2706/407	SCANTLIN, JAMES A &	04/12/2018	0	4										
					2276/227	JONES, BRENTON E &	10/03/2012	365,000	11										

Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax		
Remove Cap	2013	Land Value	2,633	2,633	11%	290	Assessed	49,421	5,057.33	
Year Frozen	0	Improvements	502,946	446,651		49,131	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	505,579	449,284		49,421	Total Taxable	48,421	4,969.00	

Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095240	SCANTLIN, JAMES ALAN &	11	471,494	1000	46,983	4,822.00		
2024	2024-660095240	SCANTLIN, JAMES ALAN &	11	446,639	1000	45,585	4,696.00		
2023	2023-660095240	SCANTLIN, JAMES ALAN &	11	465,644	1000	44,228	4,649.00		
2022	2022-660095240	SCANTLIN, JAMES ALAN &	11	456,003	1000	42,911	4,540.00		
2021	2021-660095240	SCANTLIN, JAMES ALAN &	11	391,445	1000	41,632	4,252.00		
2020	2020-660095240	SCANTLIN, JAMES ALAN &	11	384,239	1000	40,390	4,258.00		
2019	2019-660095240	SCANTLIN, JAMES ALAN &	11	332,436	1000	35,568	3,701.00		
2018	2018-660095240	SCANTLIN, JAMES ALAN &	11	341,483	1000	36,563	3,845.00		
2017	2017-660095240	SCANTLIN, JAMES A &	11	338,289	1000	35,829	3,680.00		
2016	2016-660095240	SCANTLIN, JAMES A &	11	328,541	1000	34,756	3,592.00		
2015	2015-660095240	SCANTLIN, JAMES A &	11	317,124	1000	33,715	3,515.00		
2014	2014-660095240	SCANTLIN, JAMES A &	11	319,149	1000	32,703	3,414.00		
2013	2013-660095240	SCANTLIN, JAMES A &	11	297,469	0	32,721	3,345.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,628 / 3,396
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,628
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-9\IMG_000; 11/9/2022

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	100.19	Total Misc Impr	+	29,075			
Roofing Adj	+ 4.46	Garage Cost	+	32,088			
Subfloor Adj	+ -3.51	Total RCN	=	485,154			
Heat/Cool Adj	+ 16.31	Depreciation (14%)	-	67,922			
Plumbing Adj	+ 7.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	417,232			
Adj Base Cost	= 124.85	Lot Value	+				
Total Area	x 3,396	Indicated Value	=	417,232			
Adjusted Cost	= 423,991	Value Per SqFt		122.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	417,232		
Lot Value			
Indicated Value	417,232	122.86	Per SqFt
Agland Value	2,633		
Site Improvements	85,714		
Total Value	505,579	148.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	99741	23x10		230	32.16		7,397
PRCH	SLAB PORCH - COVERED	99742	7x3		21	33.13		696
PATO	SLAB PORCH - OPEN	99743	84		84	14.39		1,209
PRCH	SLAB PORCH - COVERED	140969	22x18		396	31.64		12,529



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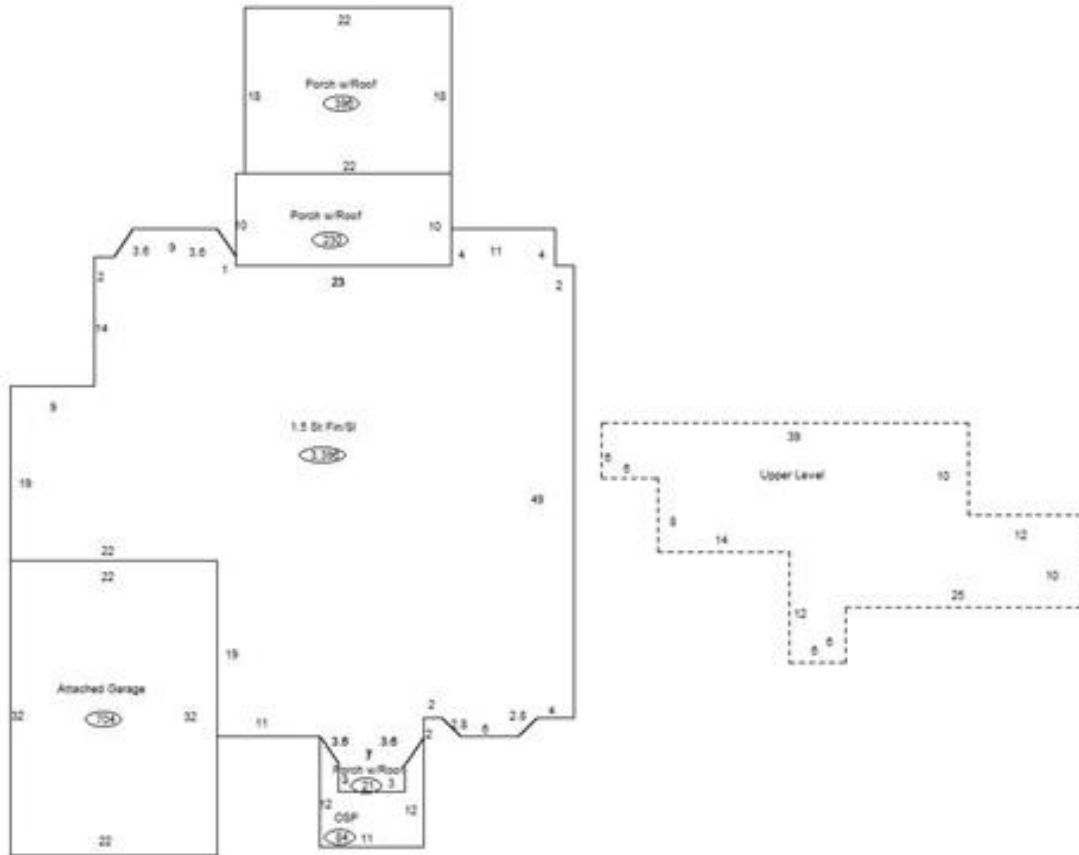
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,628	1.292	3,396
2	M	PRCH		13	SLBC	230	1.000	230
3	M	PRCH		13	SLBC	21	1.000	21
4	M	PATO		13	Open Slab	84	1.000	84
5	G	1		13	Attached Garage	704	1.000	704
6	U	^UL	Overhang	13	Upper Level	768	1.000	768
7	M	PRCH		13	SLBC	396	1.000	396
Total Building Area						2,628		3,396



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SV	SWIM VINYL	0x0x0			1		
	Qual	Cond	Year	2019	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000		
	UTIL	SHOP BUILDING	30x30x0			900		
	Qual	3	Cond	3	Year	2019	Eff Age	5
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
		Base Cost (31.16 x 900)	28,044		28,044	28,044		
	UTIL	SHOP BUILDING	0x0x0			1,200		
	Qual	2	Cond	3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD		
		Base Cost (30.25 x 1,200)	36,300		36,300	3,630	32,670	



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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
NAA	NEWTONIA SILT LOAM 0-1% S	IMP PST	93			10.110	260	260	2,633	2,633
IMP PST Totals						10.110			2,633	2,633
Total Agland						10.110			2,633	2,633