




# 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> 660096145 <b>Parcel ID</b> 23N16E-26-3-00000-000-0001 <b>Cadastral ID</b> 26-23-16-00514 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 13 - FOYIL/ NW FIRE <b>Name ID</b> 307075 <b>PATTERSON, WILLIAM STANLEY</b>  14451 E 400 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14451 E 400 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 26 / 23 / 16 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S007 - FOYIL SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-01\070.JPG 2/4/2021</p>																				
<b>Legal Description</b> Lat/Long: 36.44060811 -95.57018055 E2 NE SE SW & W2 NW SW SE.	<b>Building Permits</b> <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															
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<b>Exemptions</b> <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>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>13,677</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	13,677	<b>Sale History</b> <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>2354/885</td> <td>PATTERSON, WILLIAM STANLEY</td> <td>09/10/2013</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2354/885	PATTERSON, WILLIAM STANLEY	09/10/2013	0	4
Code	Type	Active	Maximum	Exemption																	
HV	Veteran	Yes	999,999	13,677																	
Bk/Pg	Grantor	Date	Price	Code																	
2354/885	PATTERSON, WILLIAM STANLEY	09/10/2013	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax	
Remove Cap	1998	Land Value 2,240	1,153	11%	127	Assessed	13,677	1,404.38	
Year Frozen	2018	Improvements 239,258	123,185		13,550	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	13,677	-1,212.00	
TIF Project ID	0	Total Value 241,498	124,338		13,677	Total Taxable	0	192.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660096145	PATTERSON, WILLIAM STANLEY	13	236,967	13677		192.00	
2024	2024-660096145	PATTERSON, WILLIAM STANLEY	13	179,314	13677		192.00	
2023	2023-660096145	PATTERSON, WILLIAM STANLEY	13	134,759	13677		192.00	
2022	2022-660096145	PATTERSON, WILLIAM STANLEY	13	137,093	13678		187.00	
2021	2021-660096145	PATTERSON, WILLIAM STANLEY	13	146,961	13677		186.00	
2020	2020-660096145	PATTERSON, WILLIAM STANLEY	13	147,318	1000	11,589	1,219.00	
2019	2019-660096145	PATTERSON, WILLIAM STANLEY	13	141,732	1000	11,590	1,217.00	
2018	2018-660096145	PATTERSON, WILLIAM STANLEY	13	146,107	1000	11,590	1,201.00	
2017	2017-660096145	PATTERSON, WILLIAM STANLEY	13	144,682	1000	11,223	1,146.00	
2016	2016-660096145	PATTERSON, WILLIAM STANLEY	13	140,307	1000	10,868	1,159.00	
2015	2015-660096145	PATTERSON, WILLIAM STANLEY	13	136,938	1000	10,521	1,102.00	
2014	2014-660096145	PATTERSON, WILLIAM STANLEY	13	141,131	1000	10,186	1,036.00	
2013	2013-660096145	PATTERSON, WILLIAM STANLEY	13	98,731	1000	9,861	987.00	



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<b>Lot Data</b> - CHELSEA FOYIL RURAL (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	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,281 / 2,281
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	806 Attached Garage - Finished
Remodel	
Year/Eff Age	1990 / 27

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	88.07	Total Misc Impr	+ 25,205
Roofing Adj	+ 4.26	Garage Cost	+ 29,494
Subfloor Adj	+ 0.00	Total RCN	= 282,594
Heat/Cool Adj	+ 0.91	Depreciation ( 34%)	- 96,082
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,512
Adj Base Cost	= 99.91	Lot Value	+ 186,512
Total Area	x 2,281	Indicated Value	= 186,512
Adjusted Cost	= 227,895	Value Per SqFt	81.77

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	186,512		
Lot Value			
Indicated Value	186,512	81.77	Per SqFt
Agland Value	2,240		
Site Improvements	52,746		
Total Value	241,498	105.87	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	55033	38x10		380	66.33		25,205



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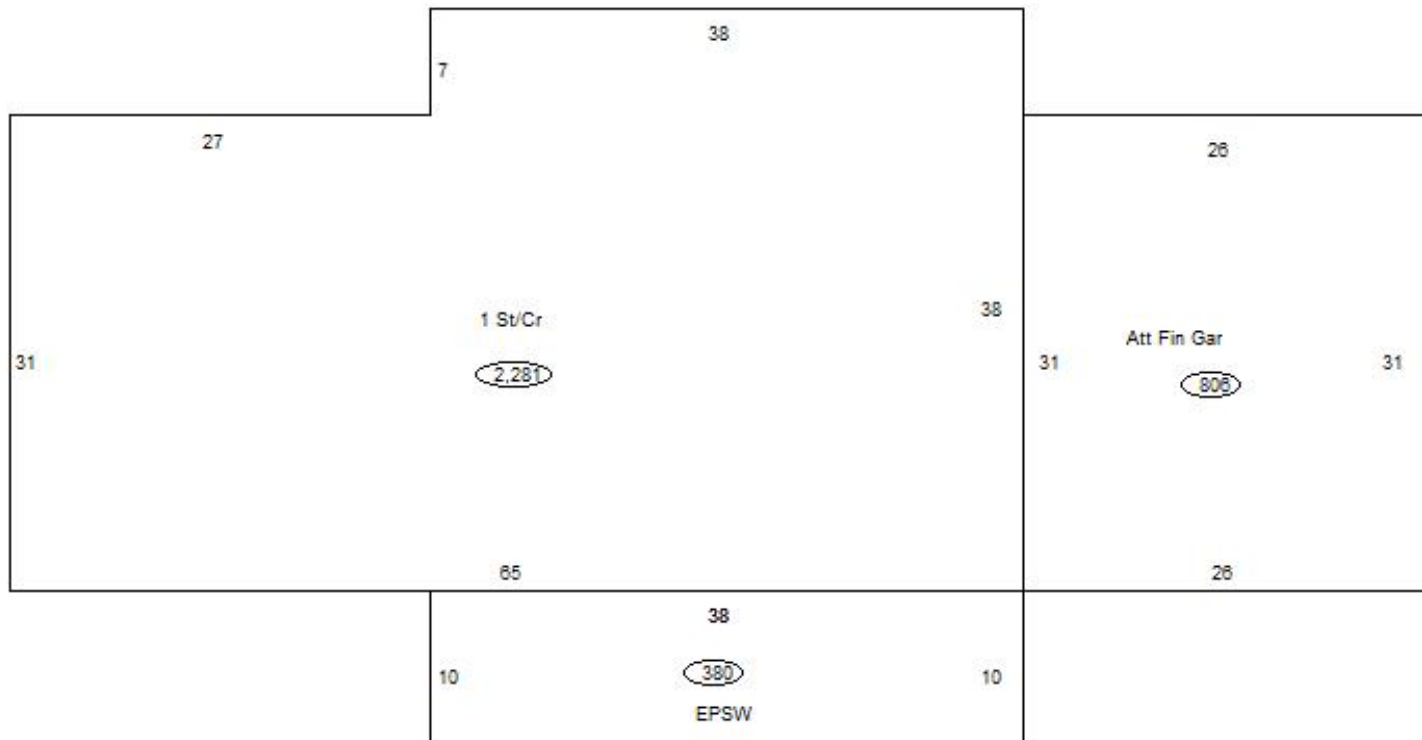
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,281	1.000	2,281
2	G	5		13	Att Fin Gar	806	1.000	806
3	M	EPSW		13	EPSW	380	1.000	380
<b>Total Building Area</b>						2,281		2,281



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	30x50x14	Concrete	Formed Metal	1,500	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (30.06 x 1,500)		45,090	45,090	3,156	41,934	
LNT0	Lean To - Attached	15x50x12	Concrete	Formed Metal	750	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (12.11 x 750)		9,083	9,083	2,271	6,812	
SHIP	Shipping/Storage Container	8x40x8			320	
<b>Qual</b>	0	<b>Cond</b>	<b>Year</b> 0	<b>Eff Age</b> 0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>	
Base Cost (6.25 x 320)		2,000	2,000		2,000	
SHIP	Shipping/Storage Container	8x40x8			320	
<b>Qual</b>	0	<b>Cond</b>	<b>Year</b> 0	<b>Eff Age</b> 0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>	
Base Cost (6.25 x 320)		2,000	2,000		2,000	



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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			10.000	224	224	2,240	2,240
<b>IMP PST Totals</b>						10.000			2,240	2,240
<b>Total Agland</b>						10.000			2,240	2,240