



# 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	660096508								
Parcel ID	22N16E-05-4-00000-000-0001								
Cadastral ID	05-22-16-03842								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	341965								
HOLMES, TIFFANY									
11947 E 420 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	11947 E 420 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.25 - Acres						
Sec/Twn/Rng	5 / 22 / 16 / 4								
Neighborhood	6030 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.40924035 -95.61581305									
Building Permits									
W2 SE SE SE SE.									
Number	Description	Opened	Closed	Amount					
R23 232	R24 NEW DTCH ACC BLDG 30X40	08/2023	01/2024	10,000					
R15	R15-NEW SFR	07/2014	10/2014						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ARMBRISTER, ALEX & JOY	07/07/2023	230,000	YES
					/	LANKFORD, HEATHER LOUISE	05/30/2023	172,000	10
					2374/362	SEPTEMBER SIX LLC	12/11/2013	134,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap	2024	Land Value	50,596	50,596	11%	5,566	Assessed	27,957	2,860.88
Year Frozen	0	Improvements	206,516	203,556		22,391	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	257,112	254,152		27,957	Total Taxable	27,957	2,861.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096508	HOLMES, TIFFANY	11	242,050	0	26,626	2,725.00		
2024	2024-660096508	HOLMES, TIFFANY	11	252,178	0	27,740	2,849.00		
2023	2023-660096508	HOLMES, TIFFANY	11	183,145	0	18,994	1,990.00		
2022	2022-660096508	LANKFORD, HEATHER LOUISE	11	184,831	0	18,089	1,908.00		
2021	2021-660096508	LANKFORD, HEATHER LOUISE	11	159,952	0	17,228	1,753.00		
2020	2020-660096508	LANKFORD, HEATHER LOUISE	11	155,060	0	16,408	1,724.00		
2019	2019-660096508	HANKINS, MERLE & HEATHER	11	144,638	0	15,626	1,620.00		
2018	2018-660096508	HANKINS, MERLE & HEATHER	11	147,119	0	14,882	1,559.00		
2017	2017-660096508	HANKINS, MERLE & HEATHER	11	128,850	0	14,174	1,450.00		
2016	2016-660096508	HANKINS, MERLE & HEATHER	11	124,996	0	13,750	1,416.00		
2015	2015-660096508	HANKINS, MERLE & HEATHER	11	120,622	0	13,269	1,379.00		
2014	2014-660096508	HANKINS, MERLE & HEATHER	11	135	0	15	1.00		



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.2573	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,769.00 x .92 = 50,596	
Factor Value		
Adjustments	1.0000	
Lot Value	50,596	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,332 / 1,332
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,332
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-2\IMG\_001' 11/2/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	220,954	165.88	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	106.60	Total Misc Impr	+	4,221	
Roofing Adj	+ 4.54	Garage Cost	+	11,700	
Subfloor Adj	+ -1.17	Total RCN	=	191,758	
Heat/Cool Adj	+ 11.47	Depreciation ( 11%)	-	21,093	
Plumbing Adj	+ 10.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	170,665	
Adj Base Cost	= 132.01	Lot Value	+	50,596	
Total Area	x 1,332	Indicated Value	=	221,261	
Adjusted Cost	= 175,837	Value Per SqFt		166.11	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,665		
Lot Value	50,596		
Indicated Value	221,261	166.11	Per SqFt
Agland Value			
Site Improvements	35,851		
Total Value	257,112	193.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2015	1	0.00	
PRCH	SLAB PORCH - COVERED	120874	13x8			104	23.94	2,490
PRCH	SLAB PORCH - COVERED	120876	18x4			72	24.04	1,731



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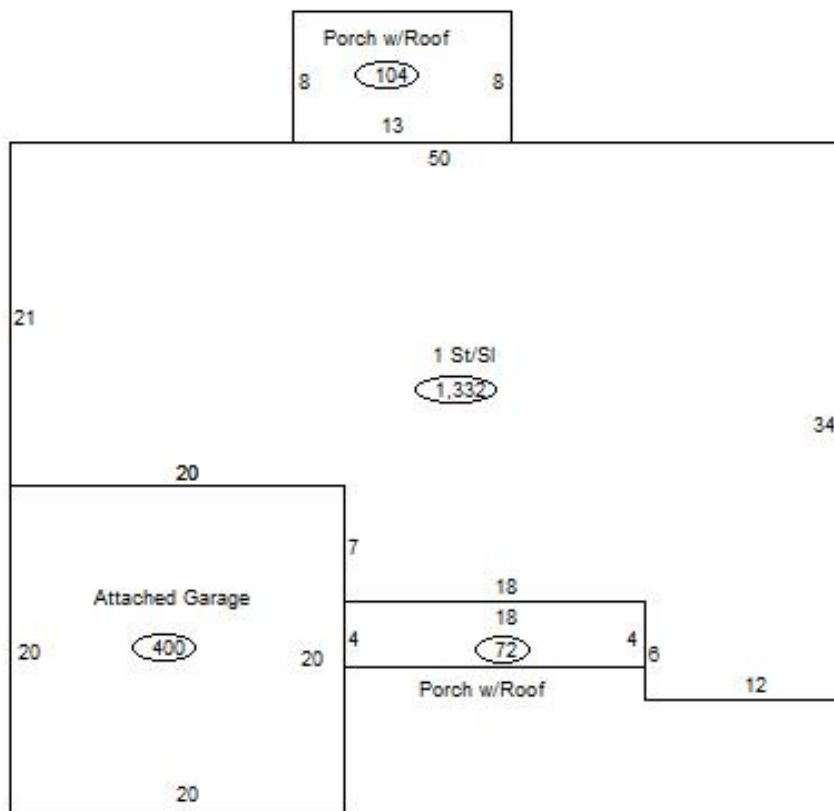
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,332	1.000	1,332
2	M	PRCH		13	SLBC	104	1.000	104
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	72	1.000	72
<b>Total Building Area</b>						1,332		1,332



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2023	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.80 x 1,200)		36,960	36,960	1,109		35,851