



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660102822				No Image On File				
Parcel ID	21N16E-11-2-00000-001-0000								
Cadastral ID	11-21-16-00530								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	321414								
WARD, CARL KEMP & KIMBERLY									
20587 S 4170 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 12.86 - Acres							
Sec/Twn/Rng	11 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.31351440 -95.57357253									
TR DESC AS COMM NW/C SW; S01.3748E 722.37'; N88.2211E 1190.12' TO POB; N88.2211E 790.58; N01.4047W 722.20'; S88.2228W 660.02'; S36.4139W 210.31'; S01.4047E 557.27' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
R23 358	R24 NEW SFR 2751 SQ FT	11/2023	04/2024	350,000					
R20	R22- SPLIT	07/2019	09/2021						
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	WARD, CARL KEMP & KIMBERLY	05/16/2019		0 4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	1,347	1,347	11%	148	Assessed	51,281	4,258.89
Year Frozen		Improvements	464,847	464,847		51,133	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	466,194	466,194		51,281	Total Taxable	50,281	4,176.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660102822	WARD, CARL KEMP & KIMBERLY			5	466,229	0	51,285	4,259.00
2024	2024-660102822	WARD, CARL KEMP & KIMBERLY			5	1,382	0	152	13.00
2023	2023-660102822	WARD, CARL KEMP & KIMBERLY			5	1,382	0	152	13.00
2022	2022-660102822	WARD, CARL KEMP & KIMBERLY			5	1,382	0	152	13.00
2021	2021-660102822	WARD, CARL KEMP & KIMBERLY			5	1,382	0	152	13.00
2020	2020-660102822	WARD, CARL KEMP & KIMBERLY			5	1,382	0	152	13.00
2019	2019-660102822	WARD, CARL KEMP & KIMBERLY			5	1,382	0	152	13.00



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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	
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% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,752 / 2,752
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,752
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,204 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	105.36	Total Misc Impr	+ 49,100
Roofing Adj	+ 5.73	Garage Cost	+ 68,520
Subfloor Adj	+ -4.42	Total RCN	= 474,334
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,487
Plumbing Adj	+ 6.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 464,847
Adj Base Cost	= 129.62	Lot Value	+ 464,847
Total Area	x 2,752	Indicated Value	= 464,847
Adjusted Cost	= 356,714	Value Per SqFt	168.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	464,847		
Lot Value			
Indicated Value	464,847	168.91	Per SqFt
Agland Value	1,347		
Site Improvements			
Total Value	466,194	169.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2024	1	7,243.87		7,244
PRCH	Slab Porch - Covered	159930	248		248	32.10		7,961
PRCH	Porch	159931	1142		1,142	29.68		33,895



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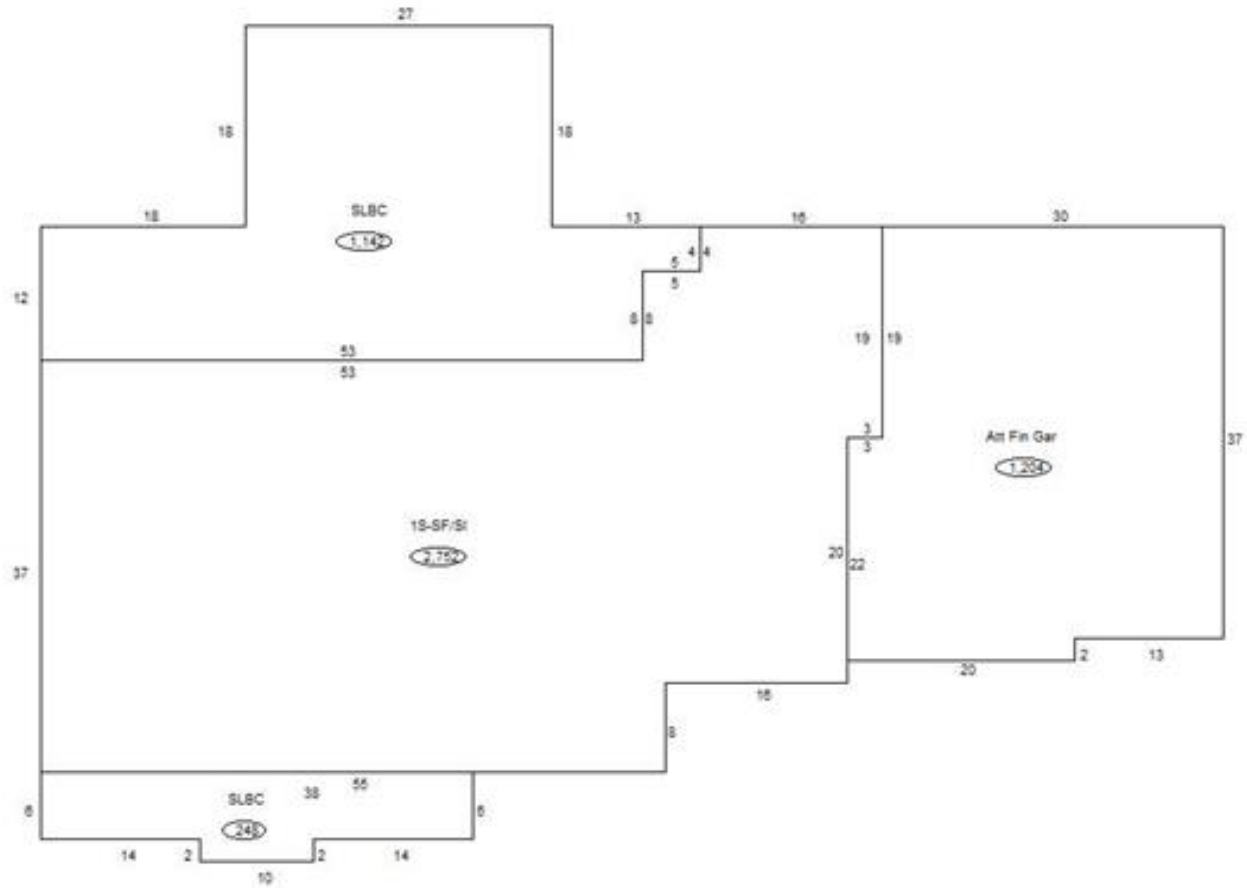
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Sketch Image

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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	1S-SF/SI	2,752	1.000	2,752
2	M	PRCH		13	SLBC	248	1.000	248
3	M	PRCH		13	SLBC	1,142	1.000	1,142
4	G	5		13	Att Fin Gar	1,204	1.000	1,204
Total Building Area						2,752		2,752



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.034	92	92	3	3
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			4.037	54	54	218	218
RS	ROUGH STONY LAND	TMBR	20			1.030	36	36	37	37
TMBR Totals						5.101			258	258
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			5.350	122	122	655	655
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			.013	72	72	1	1
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.194	192	192	229	229
NTV PST Totals						6.556			885	885
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.182	168	168	199	199
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.021	224	224	5	5
IMP PST Totals						1.202			204	204
Total Agland						12.860			1,347	1,347