



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	660107065									
Parcel ID	23N16E-14-2-00000-004-0000									
Cadastral ID	14-23-16-00540									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE									
Name ID	339013									
LARUE, DAVID & LEVAN										
PO BOX 1714 OWASSO OK 74055-0000										
Parcel Location										
Situs	14324 E 370 RD									
Subdivision										
Lot/Block	/	Parcel Size	5 - Acres							
Sec/Twn/Rng	14 / 23 / 16 / 2									
Neighborhood	4050 - CHELSEA FOYIL RURAL									
School District	S003 - CHELSEA SCHOOLS									
Legal Description Lat/Long: 36.48065852 -95.57823406				35X50 SHOP 7/27/2023						
TR DESC 2022-011882 AS COMM NW/C SEC; N88.2348E 65' TO POB; N88.2348E 404.07'; S01.2300E 539.01'; S88.2348W 404.07'; N01.2300W 539.01' TO POB.				Building Permits						
				Number	Description	Opened	Closed	Amount		
				S22	S23 SPLIT	07/2022	09/2022			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	CRUTCHFIELD, HESTON JAKE &	07/06/2022	80,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2023	Land Value	54,863	54,863	11%	6,035	Assessed	14,455	1,383.92	
Year Frozen		Improvements	76,542	76,542		8,420	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	131,405	131,405		14,455	Total Taxable	14,455	1,384.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107065	LARUE, DAVID & LEVAN			71	129,909	0	14,290	1,368.00	
2024	2024-660107065	LARUE, DAVID & LEVAN			71	129,174	0	14,209	1,387.00	
2023	2023-660107065	LARUE, DAVID & LEVAN			71	80,003	0	8,800	868.00	
2022	2022-660107065	LARUE, DAVID & LEVAN			71	140	0	15	1.00	




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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 Method Square-Foot Base Lot Value 216,441.00 x .25 = 54,863 Factor Value Adjustments 1.0000 Lot Value 54,863		

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

35X50 SHOP 7/27/2023

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	0.00	Total Misc Impr	+	0	
Roofing Adj	+ 0.00	Garage Cost	+		
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	+	54,863	
Total Area	x	Indicated Value	=	54,863	
Adjusted Cost	= 0	Value Per SqFt		0.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	54,863		
Indicated Value	54,863	0.00	Per SqFt
Agland Value			
Site Improvements	76,542		
Total Value	131,405	0.00	Total Value Per SqFt

Miscellaneous Improvements								
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	35x50x14	Concrete		1,750
	Qual 6	Cond 6	Year 2023	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (44.18 x 1,750)	77,315	77,315	773	76,542