



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:02:07
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Assessment Data				Primary Image					
Account	660107627								
Parcel ID	21N16E-22-1-00000-003-0000								
Cadastral ID	22-21-16-05877								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	340295								
GRUBBS, HAWKEN & RACHAEL									
21566 S 4170 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	13986 E 500 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	22 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description	Lat/Long: 36.28624206 -95.58037191			Living space inside shop 6/12/2019					
TR DESC 2022-018150 AS COMM NE/C E2 NE; S ALONG E LN SEC 1032'; S ALONG E LN SEC 1072.92' TO POB; S ALONG E LN SEC 526 60'; N89.5850W 827.24'; N00.2610W 526.60'; S89.5850E 827.21'				Building Permits					
				Number	Description	Opened	Closed	Amount	
S22	S23 SPLIT	12/2022	12/2023						
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	CHICKEN COOP TRUST	10/31/2022	700,000	YES

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2023	Land Value	133,781	133,781	11%	14,716	Assessed	68,004	5,647.73
Year Frozen		Improvements	486,501	484,435		53,288	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	620,282	618,216		68,004	Total Taxable	68,004	5,648.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107627	GRUBBS, HAWKEN & RACHAEL	5	588,778	0	64,766	5,379.00	
2024	2024-660107627	GRUBBS, HAWKEN & RACHAEL	5	578,598	0	63,646	5,311.00	
2023	2023-660107627	GRUBBS, HAWKEN & RACHAEL	5	578,598	0	63,646	5,300.00	



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	10.1743		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	443,191.00 x .29 = 128,713		
Factor Value			
Adjustments	1.0394		
Lot Value	133,781		



Living space inside shop

6/12/2019

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	632 / 632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	632
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 /

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	161,486 255.52 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	67,469
Lot Value	133,781
Indicated Value	201,250 318.43 Per SqFt
Agland Value	
Site Improvements	59,105
Total Value	260,355 411.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	76.45	Total Misc Impr	+ 3,972
Roofing Adj	+ 5.79	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 67,469
Heat/Cool Adj	+ 10.30	Depreciation (0%)	- 0
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 67,469
Adj Base Cost	= 100.47	Lot Value	+ 133,781
Total Area	x 632	Indicated Value	= 201,250
Adjusted Cost	= 63,497	Value Per SqFt	318.43

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127345	24x8		192	20.69		3,972



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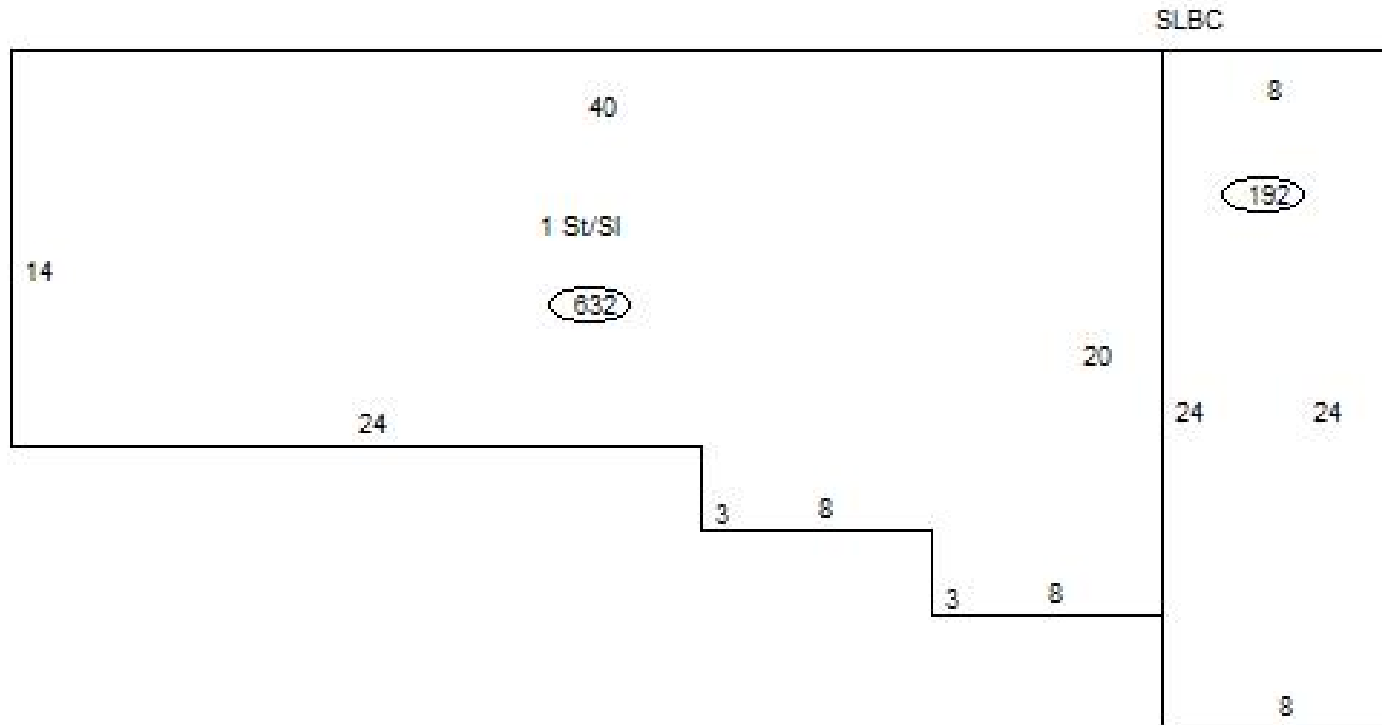
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	632	1.000	632
2	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						632		632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,768
	Qual 4	Cond	Year 2015	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (35.19 x 1,768)	62,216	62,216	3,111	59,105




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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\A\TOMMY DUNLAP\New folder (293)\IMG_0008.JPG 11/7/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,290 / 2,672
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,290
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	984 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

Cost Approach				Manual : 01/2025			
Base Cost	100.65	Total Misc Impr	+	20,450			
Roofing Adj	+ 4.48	Garage Cost	+	36,615			
Subfloor Adj	+ -2.91	Total RCN	=	391,225			
Heat/Cool Adj	+ 14.47	Depreciation (8%)	-	31,298			
Plumbing Adj	+ 8.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	359,927			
Adj Base Cost	= 125.06	Lot Value	+				
Total Area	x 2,672	Indicated Value	=	359,927			
Adjusted Cost	= 334,160	Value Per SqFt		134.70			

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	359,927		
Lot Value			
Indicated Value	359,927	134.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	359,927	134.70	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	127769	304		304	28.46		8,652
PRCH	SLAB PORCH - COVERED	127770	31x6		186	28.86		5,368

