



# 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> 660107972 <b>Parcel ID</b> 22N16E-13-2-00000-002-0000 <b>Cadastral ID</b> 13-22-16-03010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 341436 WARD, ZACHARY TYSON & KAYLA LYNN  15420 E 430 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15420 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 11.38 - Acres <b>Sec/Twn/Rng</b> 13 / 22 / 16 / 2 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS				<p>\\tsclient\C\Users\rln\Pictures\2019-02-25\IMG_0009.JPG 2/25/2019</p>															
<b>Legal Description</b> Lat/Long: 36.39252026 -95.55535820				<b>Building Permits</b>															
TR DESC 2023-005966 AS COMM NE/C NW; S88.2559W 525.95' TO POB; S19.2556W 1409.77'; S88.2429W 350'; N11.5738E 537.86 N45 0323E 88.54';N21.4232E 797.45' N88.2559E 349.91' TO POB.				<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>S23</td> <td>S24 SPLIT</td> <td>05/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	05/2023	12/2023	
Number	Description	Opened	Closed	Amount															
S23	S24 SPLIT	05/2023	12/2023																
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	DOWTY, STEVEN & SARA	05/04/2023	300,000	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>											
<b>Remove Cap</b>		<b>Land Value</b>	1,433	1,433	11%	158	<b>Assessed</b>	23,019	2,355.57										
<b>Year Frozen</b>		<b>Improvements</b>	213,101	207,826		22,861	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	214,534	209,259		23,019	<b>Total Taxable</b>	23,019	2,356.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660107972	WARD, ZACHARY TYSON & KAYLA LYNN			11	203,165	0	22,349	2,287.00										
2024	2024-660107972	WARD, ZACHARY TYSON & KAYLA LYNN			11	213,474	0	23,200	2,383.00										
2023	2023-660107972	WARD, ZACHARY TYSON & KAYLA LYNN			11	204,762	0	22,524	2,361.00										



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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% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,324 / 2,264
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,324
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	775 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

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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	101.04	Total Misc Impr	+	26,746			
Roofing Adj	+ 3.69	Garage Cost	+	35,201			
Subfloor Adj	+ -2.88	Total RCN	=	354,637			
Heat/Cool Adj	+ 16.31	Depreciation ( 46%)	-	163,133			
Plumbing Adj	+ 11.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	191,504			
Adj Base Cost	= 129.28	Lot Value	+				
Total Area	x 2,264	Indicated Value	=	191,504			
Adjusted Cost	= 292,690	Value Per SqFt		84.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,504		
Lot Value			
Indicated Value	191,504	84.59	Per SqFt
Agland Value	1,433		
Site Improvements	21,597		
Total Value	214,534	94.76	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	32275	15x5		75	32.96		2,472
PRCH	SLAB PORCH - COVERED	32276	41x6		246	32.11		7,899
PATO	SLAB PORCH - OPEN	32277	36x10		360	10.92		3,931
PRCH	SLAB PORCH - COVERED	32278	20x8		160	32.50		5,200



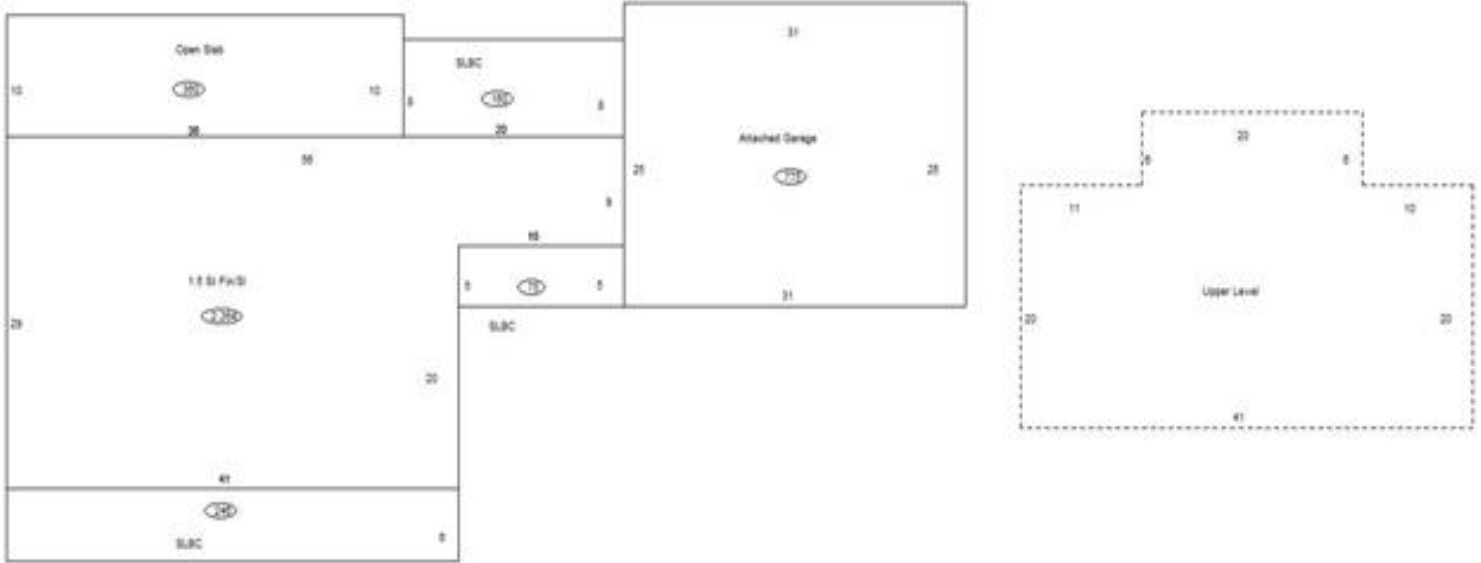
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,324	1.710	2,264
2	G	1		10	Attached Garage	775	1.000	775
3	M	PRCH		10	SLBC	75	1.000	75
4	M	PRCH		10	SLBC	246	1.000	246
5	M	PATO		10	Open Slab	360	1.000	360
6	M	PRCH		10	SLBC	160	1.000	160
7	U	^UL	Overhang	10	Upper Level	940	1.000	940
<b>Total Building Area</b>						1,324		2,264



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	16x26x0			416
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 416)		12,468		12,468	12,468
	LT	LEAN-TO	12x16x0			192
	Qual	3	Cond 3	Year 2015	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 192)		561		561	561
	BARN	BARN	0x0x0			1,945
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.19 x 1,945)		17,875		17,875	16,088
	STF	STG FAIR	0x0x0			1,610
	Qual	3.5	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 1,610)		7,535		7,535	754



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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
CO	COLLINSVILLE STONY LOAM	TMBR	22			.380	40	40	15	15
DWA	DWIGHT SILT LOAM 0-1% SLO	TMBR	50			3.000	90	90	270	270
<b>TMBR Totals</b>						3.380			285	285
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.500	122	122	61	61
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			7.000	142	142	991	991
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			.500	192	192	96	96
<b>NTV PST Totals</b>						8.000			1,148	1,148
<b>Total Agland</b>						11.380			1,433	1,433