




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:19:47
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Assessment Data				Primary Image						
Account	660109062			 <p>D:\Convert\Photos\660\092\383-03.jpg 12/2/2010</p>						
Parcel ID	21N15E-21-3-00000-002-0000									
Cadastral ID	21-21-15-00422									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	4							
Tax Area	23 - CATOOSA RURAL/LIME FIRE									
Name ID	349426									
DODD, TROLENE PITTS										
22870 S HONEYCREEK LN CLAREMORE OK 74019-0000										
Parcel Location										
Situs	22870 S HONEY CREEK LN									
Subdivision										
Lot/Block	/	Parcel Size	1.36 - Acres							
Sec/Twn/Rng	21 / 21 / 15 / 3									
Neighborhood	6070 - UNPLATTED									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.28011128 -95.71863315				Building Permits						
TR DESC 2024-006537 AS BEG NE/C S2 SW SW; S01.1304W 165'; S88 5848W 360'; N01.1304W 165'; N88.5848WE 360' TO POB				Number	Description	Opened	Closed	Amount		
				S24	S25 SPLIT	06/2024	01/2026			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	COMBS, ZANE D & SUMMER	02/13/2026	153,000	YES	
					/	BLASEN, SHIRLEY JO	05/02/2024	98,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	2027	Land Value	55,951	55,951	11%	6,155	Assessed	10,748	1,111.75	
Year Frozen		Improvements	41,751	41,751		4,593	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	97,702	97,702		10,748	Total Taxable	10,748	1,112.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109062	COMBS, ZANE D & SUMMER		23	98,000	0	10,780	1,115.00		
2024	2024-660109062	COMBS, ZANE D & SUMMER		23	54,842	0	4,443	465.00		



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Lot Data		Square-Foot - UNPLATTED (ACRES)		Primary Image	
Lot Size				<p>D:\Convert\Photos\660\092\383-03.jpg 12/2/2010</p>	
Lot Count					
Units Buildable					
Non-Ag Acres	1.3712				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
Method	Square-Foot				
Base Lot Value	59,730.00 x .60 = 35,653				
Factor Value					
Adjustments	1.5693				
Lot Value	55,951				
Residential Data				GRM Approach	
Type	1 Single Family Residence			GRM Code	
Condition	2.5 - Fair			Gross Rent	0.00
Quality	2 - Fair			Indicated Value	
Architecture				Multiple Regression	
Style	100% One Story			MRA Code	
Exterior Wall	100% Frame, Siding, Vinyl			Adusted R	
Base/Total Area	1,131 / 1,131			Indicated Value	
Style	100% One Story			Direct Comparables	
HVAC	100% Warmed & Cooled Air			Selection Model	1 Res
Roof Cover	1 Composition Shingle			Adjustment Model	A2 AO Test
Area on Slab	0			Comparables	
Fixture/RghIn	4 /			Indicated Value	
Bed/F/H Bath	2 / 1.0 /			Value Reconciliation	
Basement Area				Selected Approach	Cost Approach
Garage Type				Improvements	41,751
Remodel				Lot Value	55,951
Year/Eff Age	1957 / 61			Indicated Value	97,702
Cost Approach				86.39 Per SqFt	
Manual : 01/2025				Agland Value	
Base Cost	91.86	Total Misc Impr	+ 2,510	Site Improvements	
Roofing Adj	+ 4.16	Garage Cost	+ 0	Total Value	97,702
Subfloor Adj	+ 2.39	Total RCN	= 130,471	86.39 Total Value Per SqFt	
Heat/Cool Adj	+ 10.30	Depreciation (68%)	- 88,720		
Plumbing Adj	+ 4.43	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 41,751		
Adj Base Cost	= 113.14	Lot Value	+ 55,951		
Total Area	x 1,131	Indicated Value	= 97,702		
Adjusted Cost	= 127,961	Value Per SqFt	86.39		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	111958	120		120	20.92	2,510



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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	Crawl	10	1 St/Cr	1,131	1.000	1,131
2	M	PRCH	Crawl	10	SLBC	120	1.000	120
Total Building Area						1,131		1,131



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)					