



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:25:29
Page 1

Assessment Data					Primary Image																																																					
Account 660109348 Parcel ID 21N16E-13-4-00000-001-0004 Cadastral ID 13-21-16-01742 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 348972 ADKISON, ALEXANDRA & BRIAN 21592 S 4190 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21592 S 4190 RD Subdivision Lot/Block / Parcel Size 3.55 - Acres Sec/Twn/Rng 13 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660109348_001.JPG 10/7/2025</p>																																																					
Legal Description Lat/Long: 36.29361378 -95.55984758 TR DESC 2024-008820 AS COMM NE/C SE; S01.2642E 402.78' TOP OB; S01.2642E 150'; S88.2911W 991.60'; N01.2706W 158.34'; N89.1321E 389.81'; N44.4904E 11.56'; N89.3442E 593.58' TO POB.																																																										
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <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>R24 384</td> <td>NEW SFR 1605 SQ FT</td> <td>11/2024</td> <td>10/2025</td> <td>260,000</td> </tr> <tr> <td>S24</td> <td>S25 SPLIT</td> <td>09/2024</td> <td>11/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 384	NEW SFR 1605 SQ FT	11/2024	10/2025	260,000	S24	S25 SPLIT	09/2024	11/2024																									
Code	Type	Active	Maximum	Exemption																																																						
Number	Description	Opened	Closed	Amount																																																						
R24 384	NEW SFR 1605 SQ FT	11/2024	10/2025	260,000																																																						
S24	S25 SPLIT	09/2024	11/2024																																																							
Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>JETTE, CALEB FRANK &</td> <td>12/12/2025</td> <td>340,000</td> <td>20</td> </tr> <tr> <td>/</td> <td>T & N PROPERTIES LLC</td> <td>10/01/2024</td> <td>87,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>T & N PROPERTIES LLC</td> <td>07/11/2024</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	JETTE, CALEB FRANK &	12/12/2025	340,000	20	/	T & N PROPERTIES LLC	10/01/2024	87,500	YES	/	T & N PROPERTIES LLC	07/11/2024	0	4																																		
Bk/Pg	Grantor	Date	Price	Code																																																						
/	JETTE, CALEB FRANK &	12/12/2025	340,000	20																																																						
/	T & N PROPERTIES LLC	10/01/2024	87,500	YES																																																						
/	T & N PROPERTIES LLC	07/11/2024	0	4																																																						
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>111,721</td> <td>111,721</td> <td>11%</td> <td>12,289</td> <td>Assessed</td> <td>37,400</td> <td>3,106.07</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>228,281</td> <td>228,281</td> <td></td> <td>25,111</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>228,281</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>340,002</td> <td>340,002</td> <td></td> <td>37,400</td> <td>Total Taxable</td> <td>37,400</td> <td>3,106.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2026	Land Value	111,721	111,721	11%	12,289	Assessed	37,400	3,106.07	Year Frozen		Improvements	228,281	228,281		25,111	Penalty	0		Uncapped Value	228,281	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	340,002	340,002		37,400	Total Taxable	37,400	3,106.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																																																		
Remove Cap	2026	Land Value	111,721	111,721	11%	12,289	Assessed	37,400	3,106.07																																																	
Year Frozen		Improvements	228,281	228,281		25,111	Penalty	0																																																		
Uncapped Value	228,281	Mobile Home	0	0		0	Exemption	0	0.00																																																	
TIF Project ID	0	Total Value	340,002	340,002		37,400	Total Taxable	37,400	3,106.00																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660109348</td> <td>JETTE, CALEB FRANK &</td> <td>5</td> <td>87,500</td> <td>0</td> <td>9,625</td> <td>799.00</td> </tr> <tr> <td>2024</td> <td>2024-660109348</td> <td>T & N PROPERTIES LLC</td> <td>5</td> <td>744</td> <td>0</td> <td>82</td> <td>7.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660109348	JETTE, CALEB FRANK &	5	87,500	0	9,625	799.00	2024	2024-660109348	T & N PROPERTIES LLC	5	744	0	82	7.00																									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660109348	JETTE, CALEB FRANK &	5	87,500	0	9,625	799.00																																																			
2024	2024-660109348	T & N PROPERTIES LLC	5	744	0	82	7.00																																																			



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:25:29
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.6005 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 156,836.00 x .46 = 71,442 Factor Value Adjustments 1.5638 Lot Value 111,721		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,609 / 1,609
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,609
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	542 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660109348	10/07/25
660109348_001.JPG	10/7/2025

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	105.41	Total Misc Impr	+ 3,683				
Roofing Adj	+ 4.91	Garage Cost	+ 21,274				
Subfloor Adj	+ -2.31	Total RCN	= 230,587				
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,306				
Plumbing Adj	+ 7.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 228,281				
Adj Base Cost	= 127.80	Lot Value	+ 111,721				
Total Area	x 1,609	Indicated Value	= 340,002				
Adjusted Cost	= 205,630	Value Per SqFt	211.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,281		
Lot Value	111,721		
Indicated Value	340,002	211.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	340,002	211.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176767	7x7		49	26.78		1,312
PATC	Patio - Covered	176768	12x10		120	19.76		2,371



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

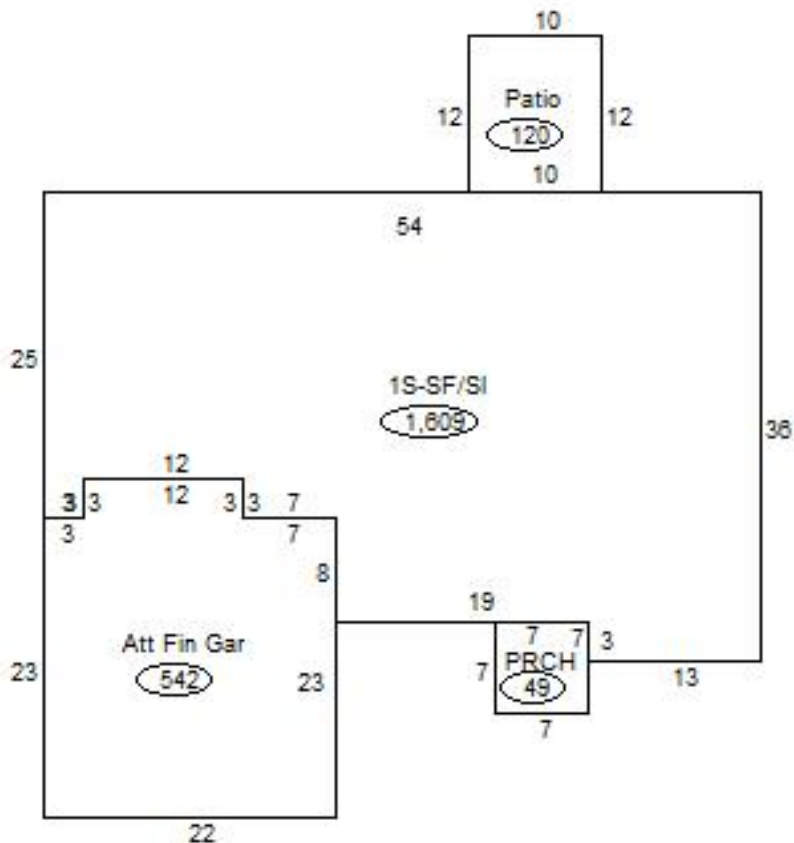
Date 04/18/2026

Time 11:25:29

Page 3

Sketch Image

660109348



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,609	1.000	1,609
2	G	5		20	Att Fin Gar	542	1.000	542
3	M	PRCH		20	PRCH	49	1.000	49
4	M	PATC		20	Patio	120	1.000	120
Total Building Area						1,609		1,609