



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:38:43
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Assessment Data				Primary Image						
Account	660110110			No Image On File						
Parcel ID	21N16E-22-2-00000-002-0000									
Cadastral ID	22-21-16-00610									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	1							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE									
Name ID	346922									
WOODWARD, KATIE LYNN & DOUGLAS F JR										
22257 S 4160 RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	22315 S 4160 RD									
Subdivision										
Lot/Block	/	Parcel Size	3.57 - Acres							
Sec/Twn/Rng	22 / 21 / 16 / 2									
Neighborhood	2116 - UNPLATTED									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.28810982 -95.59631155				Building Permits						
TR DESC 2025-004554 AS COMM NW/C NW SW NW; S01.2908E 304.72' TO POB; N77.2141E 258.21'; S38.5529E 115.32'; CURVE LEFT RAD 5791.15 ARC DIST 397.39' CENT ANG 03.5554 CHORD BEAR S40 5328E CHORD LENGTH 397.31'; S89.0242W 575.68'; N01.2908W 343 28' TO POB.				Number	Description	Opened	Closed	Amount		
				R25 057 S25	NEW SFR 2782 SQ FT S26 SPLIT	02/2026 05/2025		486,850 02/2026		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	STEWART, TERRIE LYNN	04/08/2025	0	4	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap		Land Value	53,383	43,566	11%	4,792	Assessed	8,480	783.81	
Year Frozen		Improvements	45,172	33,526		3,688	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	98,555	77,092		8,480	Total Taxable	8,480	784.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660110110	WOODWARD, KATIE LYNN & DOUGLAS F JR			18	85,313	0	8,076	746.00	



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size	0	0						
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		5					
			0					
Method	Square-Foot							
Base Lot Value	155,509.00 x .46 = 71,177							
Factor Value	-17,794							
Adjustments	0.0000							
Lot Value	53,383							
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	/							
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	+	53,383				
Total Area	x	Indicated Value	=	53,383				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements								
Lot Value		53,383						
Indicated Value		53,383	0.00	Per SqFt				
Agland Value								
Site Improvements		45,172						
Total Value		98,555	0.00	Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

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	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			5,499
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (23.47 x 5,499)	129,062	129,062	83,890	45,172