



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660000575								
Parcel ID	21N15E-01-1-00000-000-0000								
Cadastral ID	01-21-15-02100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	349495								
JONES, TAD M									
9888 E 470 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	09888 E 470 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	1 / 21 / 15 / 1								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33542423 -95.65410674									
Building Permits									
NW NE NE									
Number	Description	Opened	Closed	Amount					
R17 000003	R18- DETACHED BUILDING 63X60 SQ	10/2017	12/2017	40,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BUNCH, TONY L & SHERI K	02/20/2026	520,000	YES					
/	BUNCH, SHERI K & TONY L	06/02/2020	0	4					
2420/309	FREDERICKS, DAVID M &	08/13/2014	283,000	YES					
1893/265	JONES, THEODORE L	08/21/2007	265,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	2027	Land Value	180,967	117,441	11%	12,919	Assessed	41,097 4,374.43	
Year Frozen	0	Improvements	327,321	256,162		28,178	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	508,288	373,603		41,097	Total Taxable	40,097 4,282.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000575	BUNCH, TONY L & SHERI K	8	460,252	1000	38,899	4,154.00		
2024	2024-660000575	BUNCH, TONY L & SHERI K	8	472,752	1000	37,738	4,031.00		
2023	2023-660000575	BUNCH, TONY L & SHERI K	8	341,901	1000	36,609	3,880.00		
2022	2022-660000575	BUNCH, TONY L & SHERI K	8	339,414	1000	36,336	3,875.00		
2021	2021-660000575	BUNCH, TONY L & SHERI K	8	348,323	1000	36,880	3,772.00		
2020	2020-660000575	BUNCH, TONY L & SHERI K	8	343,011	1000	35,777	3,793.00		
2019	2019-660000575	BUNCH, SHERI K & TONY L	8	324,599	1000	34,706	3,718.00		
2018	2018-660000575	BUNCH, SHERI K & TONY L	8	332,351	1000	35,559	3,803.00		
2017	2017-660000575	BUNCH, SHERI K & TONY L	8	300,698	1000	32,077	3,375.00		
2016	2016-660000575	BUNCH, SHERI K & TONY L	8	294,366	1000	31,380	3,397.00		
2015	2015-660000575	BUNCH, SHERI K & TONY L	8	286,809	1000	30,549	3,157.00		
2014	2014-660000575	BUNCH, SHERI K & TONY L	8	257,723	0	28,350	2,963.00		
2013	2013-660000575	FREDERICKS, DAVID M &	8	247,730	0	27,250	2,807.00		



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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	10.0148		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	436,243.00 x .41 = 180,967		
Factor Value			
Adjustments	1.0000		
Lot Value	180,967		



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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	2,202 / 3,018
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,202
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	457,406 151.56 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	242,471
Lot Value	180,967
Indicated Value	423,438 140.30 Per SqFt
Agland Value	
Site Improvements	84,850
Total Value	508,288 168.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.99	Total Misc Impr	+ 19,649
Roofing Adj	+ 4.27	Garage Cost	+ 27,101
Subfloor Adj	+ -3.46	Total RCN	= 425,388
Heat/Cool Adj	+ 16.31	Depreciation (43%)	- 182,917
Plumbing Adj	+ 8.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 242,471
Adj Base Cost	= 125.46	Lot Value	+ 180,967
Total Area	x 3,018	Indicated Value	= 423,438
Adjusted Cost	= 378,638	Value Per SqFt	140.30

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	1732	24x6		144	32.60		4,694
PRCH	SLAB PORCH - COVERED	1733	20x12		240	32.13		7,711



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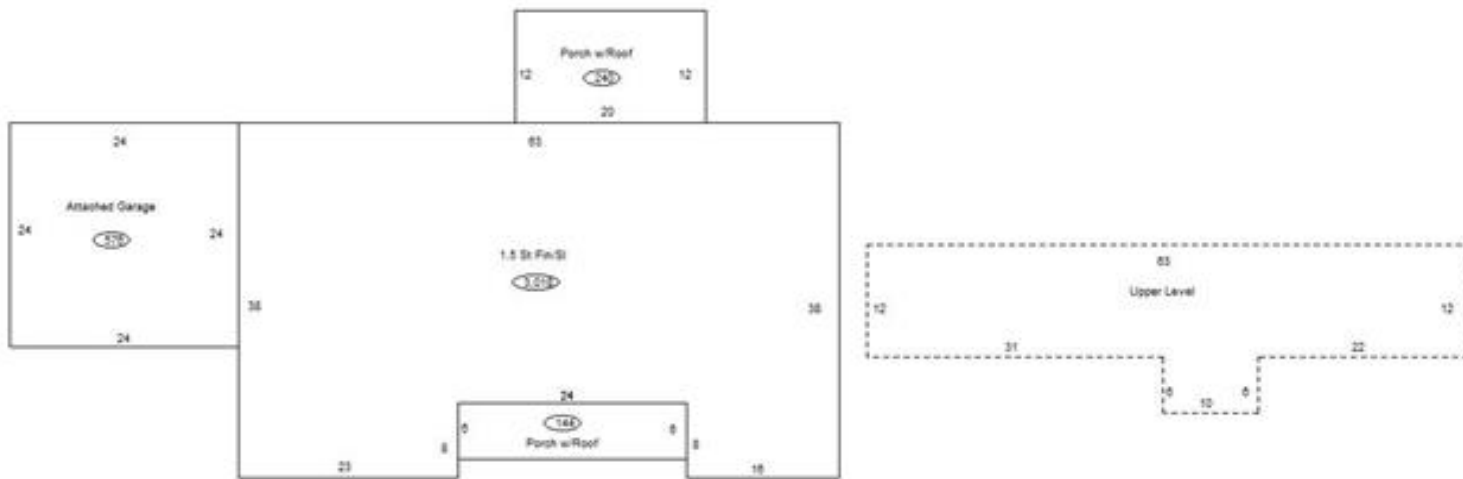
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,202	1.371	3,018
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	240	1.000	240
5	U	^UL		13	Upper Level	816	1.000	816
Total Building Area						2,202		3,018



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,640
	Qual	2	Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (26.59 x 2,640)		70,198		70,198	70,198
	LNT0	LEAN TO - ATTACHED	40x12x0			480
	Qual		Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (9.08 x 480)		4,358		4,358	4,358
	LT	LEAN-TO	60x12x0			720
	Qual		Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (2.92 x 720)		2,102		2,102	2,102
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,024
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
	Base Cost (16.00 x 1,024)		16,384		16,384	8,192