




# 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> 660000599 <b>Parcel ID</b> 000000-00-0-00546-001-0018 <b>Cadastral ID</b> 01-21-15-03440 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 339164 PEADEN, JOHN MARK  9898 E NORTHGLEN ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09898 E NORTHGLEN <b>Subdivision</b> NORTHAVEN 3 <b>Lot/Block</b> 0018 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 15 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">03/16/2022 13:44</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0316\IMG_0063. 3/17/2022</p>														
<b>Legal Description</b> Lot/Long: 36.33312503 -95.65221303																			
LOT 18 BLOCK 1 NORTHAVEN THIRD					<b>Building Permits</b> <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>7993</td> <td>R4-SUN ROOM ADDITION</td> <td>05/2003</td> <td>02/2004</td> <td>22,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7993	R4-SUN ROOM ADDITION	05/2003	02/2004	22,500
Number	Description	Opened	Closed	Amount															
7993	R4-SUN ROOM ADDITION	05/2003	02/2004	22,500															
<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>										
H	Homestead	No	1,000		/	LEWIS, JASON C	07/27/2022	246,000	YES										
					/	BUNTIN, DONNA RAY	10/02/2020	185,000	YES										
					2193/922	BUNTIN, CHARLES E	08/23/2011	0	4										
					1794/494	RAY, DONNA V (BUNTIN)	07/27/2006	0	4										
					1040/106	HAMMER, WILLIAM E &	09/27/1996	89,500	No										
					880/374	DAVIS, ROY D	04/24/1992	73,000	Yes										
<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>	106.442	<b>Current Tax</b>										
<b>Remove Cap</b>	2023	<b>Land Value</b>	87,925	87,925	11%	9,672	<b>Assessed</b>	26,150	2,783.45										
<b>Year Frozen</b>	2012	<b>Improvements</b>	149,797	149,797		16,478	<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>	237,722	237,722		26,150	<b>Total Taxable</b>	26,150	2,783.00										
<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	2025-660000599	PEADEN, JOHN MARK			8	229,667	0	25,264	2,689.00										
2024	2024-660000599	PEADEN, JOHN MARK			8	246,000	0	27,060	2,880.00										
2023	2023-660000599	PEADEN, JOHN MARK			8	246,000	0	27,060	2,858.00										
2022	2022-660000599	PEADEN, JOHN MARK			8	194,816	0	21,385	2,273.00										
2021	2021-660000599	LEWIS, JASON C			8	185,150	0	20,367	2,075.00										
2020	2020-660000599	BUNTIN, DONNA RAY			8	166,684	1000	11,990	1,280.00										
2019	2019-660000599	BUNTIN, DONNA RAY			8	158,807	1000	11,991	1,294.00										
2018	2018-660000599	BUNTIN, DONNA RAY			8	163,697	1000	11,991	1,292.00										
2017	2017-660000599	BUNTIN, DONNA RAY			8	162,391	1000	11,991	1,270.00										
2016	2016-660000599	BUNTIN, DONNA RAY			8	158,298	1000	11,991	1,307.00										
2015	2015-660000599	BUNTIN, DONNA RAY			8	154,428	1000	11,990	1,246.00										
2014	2014-660000599	BUNTIN, DONNA RAY			8	163,562	1000	11,990	1,265.00										
2013	2013-660000599	BUNTIN, DONNA RAY			8	154,417	1000	11,990	1,246.00										



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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1062		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	48,185.00 x 1.48 = 71,546		
Factor Value			
Adjustments	1.2289		
Lot Value	87,925		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Vinyl
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,540
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	181,054 117.57 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	246,000 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	133,201
Lot Value	87,925
Indicated Value	221,126 143.59 Per SqFt
Agland Value	
Site Improvements	16,596
Total Value	237,722 154.36 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.50	Total Misc Impr	+	28,552
Roofing Adj	+ 4.39	Garage Cost	+	13,373
Subfloor Adj	+ -1.15	Total RCN	=	233,439
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	102,713
Plumbing Adj	+ 9.15	Lump Sums	+	2,475
Basement Adj	+ 0.00	RCNLD	=	133,201
Adj Base Cost	= 124.36	Lot Value	+	87,925
Total Area	x 1,540	Indicated Value	=	221,126
Adjusted Cost	= 191,514	Value Per SqFt		143.59

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1818		132	132	23.83		3,146
PRCH	SLAB PORCH - COVERED	1819	22x6		132	23.83		3,146
WODO	WOOD DECK - OPEN	1820	22x14		308	16.07	50%	2,475
EPSW	Enclosed Porch - Solid Wall	1821	20x14		280	61.30		17,164





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 400)		12,512	12,512	626	11,886
	CPDT	CARPORT - DETACHED	0x0x0			480
	Qual 3	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.33 x 480)		4,958	4,958	248	4,710
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					