



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 660000709 Parcel ID 000000-00-0-00456-002-0012 Cadastral ID 01-22-15-01750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 337008 GODSEY, CASSANDRA & DEZIRAE 12094 E WOODCREST DR CLAREMORE OK 74017-0000 Parcel Location Situs 09937 E HWY 88 Subdivision LITTLE PONDEROSA Lot/Block 0012 / 0002 Parcel Size 1.25 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS | | | | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (32)\IMG_0008.JPG 3/25/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.41607978 -95.65194102 | | | | | | | | | | | | | | | | | | | |
| S 30' OF LOT 3 BLOCK 2 LITTLE PONDEROSA & ALL OF LOT 12 BLOCK 2 LITTLE PONDEROSA. | | | | | 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | No | 1,000 | | / | BRIDGES, LLOYD | 12/27/2021 | 200,000 | WG | | | | | | | | | | |
| | | | | | / | MASTEN, CYNTHIA LYNN | 04/19/2021 | 0 | WB | | | | | | | | | | |
| | | | | | 2607/238 | MASTEN, CYNTHIA LYNN | 01/17/2017 | 0 | 4 | | | | | | | | | | |
| | | | | | 896/841 | CAPPS, LLOYD O | 10/01/1992 | 0 | No | | | | | | | | | | |
| | | | | | 887/801 | CAPPS, LLOYD O | 07/23/1992 | 0 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 102.332 | Current Tax | | | | | | | | | | |
| Remove Cap | 2023 | Land Value | 78,155 | 27,054 | 11% | 2,976 | Assessed | 16,244 | 1,662.27 | | | | | | | | | | |
| Year Frozen | 2017 | Improvements | 127,930 | 120,619 | | 13,268 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 206,085 | 147,673 | | 16,244 | Total Taxable | 16,244 | 1,662.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660000709 | GODSEY, CASSANDRA & | | | 11 | 198,846 | 0 | 15,470 | 1,583.00 | | | | | | | | | | |
| 2024 | 2024-660000709 | GODSEY, CASSANDRA & | | | 11 | 209,274 | 0 | 14,733 | 1,513.00 | | | | | | | | | | |
| 2023 | 2023-660000709 | GODSEY, CASSANDRA & | | | 11 | 127,566 | 0 | 14,032 | 1,471.00 | | | | | | | | | | |
| 2022 | 2022-660000709 | GODSEY, CASSANDRA & | | | 11 | 128,883 | 1000 | 6,934 | 745.00 | | | | | | | | | | |
| 2021 | 2021-660000709 | BRIDGES, LLOYD | | | 11 | 139,267 | 1000 | 6,703 | 696.00 | | | | | | | | | | |
| 2020 | 2020-660000709 | MASTEN, CYNTHIA & | | | 11 | 137,068 | 1000 | 6,703 | 718.00 | | | | | | | | | | |
| 2019 | 2019-660000709 | MASTEN, CYNTHIA & | | | 11 | 133,531 | 1000 | 6,703 | 709.00 | | | | | | | | | | |
| 2018 | 2018-660000709 | MASTEN, CYNTHIA & | | | 11 | 139,381 | 1000 | 6,703 | 716.00 | | | | | | | | | | |
| 2017 | 2017-660000709 | MASTEN, CYNTHIA & | | | 11 | 138,290 | 1000 | 6,703 | 699.00 | | | | | | | | | | |
| 2016 | 2016-660000709 | MASTEN, BOBBY & CYNTHIA | | | 11 | 134,780 | 1000 | 6,479 | 681.00 | | | | | | | | | | |
| 2015 | 2015-660000709 | MASTEN, BOBBY & CYNTHIA | | | 11 | 131,770 | 1000 | 6,261 | 664.00 | | | | | | | | | | |
| 2014 | 2014-660000709 | MASTEN, BOBBY & CYNTHIA | | | 11 | 64,086 | 0 | 7,049 | 733.00 | | | | | | | | | | |
| 2013 | 2013-660000709 | MASTEN, BOBBY & CYNTHIA | | | 11 | 64,086 | 0 | 7,049 | 721.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1085 #1 | |
|-----------------|---------------------------|----------------------------|---|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 0.5696 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 24,811.00 x 3.15 = 78,155 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 78,155 | | |



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| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2 - Fair |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 2,236 / 2,884 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Forced Air Furnace |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,236 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1973 / 40 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|------------------------|
| MRA Code | 1 Test |
| Adjusted R | 0.8445 |
| Indicated Value | 172,006 59.64 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | |
| Indicated Value | |

Value Reconciliation

| | |
|-------------------|------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 117,781 |
| Lot Value | 78,155 |
| Indicated Value | 195,936 67.94 Per SqFt |
| Agland Value | |
| Site Improvements | 10,149 |
| Total Value | 206,085 71.46 Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|-----------|------------------|--|--|--|
| Base Cost | 69.62 | Total Misc Impr | + 3,054 | | | | |
| Roofing Adj | + 2.75 | Garage Cost | + 0 | | | | |
| Subfloor Adj | + 0.00 | Total RCN | = 235,562 | | | | |
| Heat/Cool Adj | + 5.00 | Depreciation (50%) | - 117,781 | | | | |
| Plumbing Adj | + 3.25 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 117,781 | | | | |
| Adj Base Cost | = 80.62 | Lot Value | + 78,155 | | | | |
| Total Area | x 2,884 | Indicated Value | = 195,936 | | | | |
| Adjusted Cost | = 232,508 | Value Per SqFt | 67.94 | | | | |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-----------------------------|-----------|------|------|-------|-----------|------|-------|
| EPSW | ENCLOSED PORCH - SOLID WALL | 120834 | 11x5 | | 55 | 55.53 | | 3,054 |



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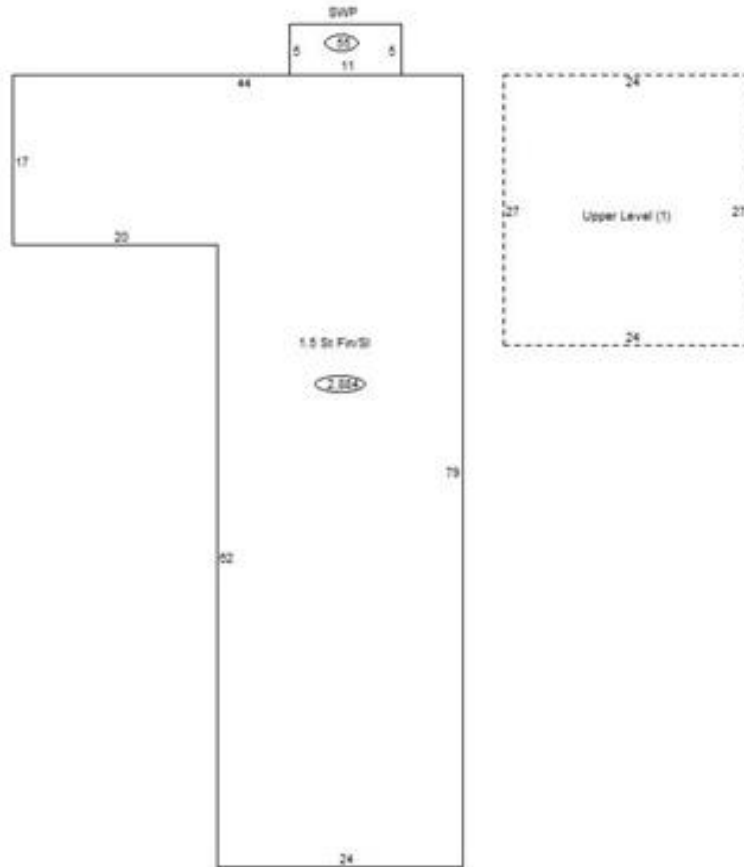
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Sketch Image

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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/SI | 2,236 | 1.290 | 2,884 |
| 2 | M | EPSW | | 13 | EPSW | 55 | 1.000 | 55 |
| 3 | U | ^UL | | 13 | Upper Level (1) | 648 | 1.000 | 648 |
| Total Building Area | | | | | | 2,236 | | 2,884 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|---------------|------------|---------|---------|-------------|
| | UTIL | SHOP BUILDING | 24x40x0 | | | 960 |
| | Qual 2 | Cond 3 | Year | Eff Age | 1520 | |

| Valuation Summary | Modifier Total | RCN | Depr (70% Phys/ % Func) | RCNLD |
|-------------------------|----------------|--------|-------------------------|--------|
| Base Cost (35.24 x 960) | 33,830 | 33,830 | 23,681 | 10,149 |