



# 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> 660000721 <b>Parcel ID</b> 000000-00-0-00072-002-0003 <b>Cadastral ID</b> 01-22-15-02070 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 339537 PIPES, DARREN JAMES & CHRISTINE M ALLERTON & TAMERA LYNN MARTINEZ 13465 S ROCKHILL RD CLAREMORE OK 74017-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 13465 S ROCKHILL RD <b>Subdivision</b> BRIARCLIFF ESTATES <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.41509993 -95.65523905					<b>Building Permits</b>																																																	
LOT 3 BLOCK 2 BRIARCLIFF ESTATES					<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																																								
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<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		/	PIPES, KENNETH N & JANICE-TRUST	08/22/2022	0	4																																													
<b>Parcel Valuation</b>					<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>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 57,242</td> <td>24,735</td> <td>11%</td> <td>2,721</td> <td>Assessed</td> <td>18,249</td> <td>1,867.45</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 143,937</td> <td>141,165</td> <td> </td> <td>15,528</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 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 201,179</td> <td>165,900</td> <td> </td> <td>18,249</td> <td>Total Taxable</td> <td>18,249</td> <td>1,867.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	0	Land Value 57,242	24,735	11%	2,721	Assessed	18,249	1,867.45	Year Frozen	0	Improvements 143,937	141,165		15,528	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 201,179	165,900		18,249	Total Taxable	18,249	1,867.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000721	PIPES, DARREN JAMES &	11	196,404	0	17,380	1,779.00																																															
2024	2024-660000721	PIPES, DARREN JAMES &	11	206,508	0	16,553	1,700.00																																															
2023	2023-660000721	PIPES, DARREN JAMES &	11	143,312	0	15,764	1,652.00																																															
2022	2022-660000721	PIPES, DARREN JAMES &	11	143,371	1000	14,099	1,501.00																																															
2021	2021-660000721	PIPES, KENNETH N	11	149,735	1000	13,659	1,404.00																																															
2020	2020-660000721	PIPES, KENNETH N	11	147,262	1000	13,232	1,405.00																																															
2019	2019-660000721	PIPES, KENNETH N	11	141,651	1000	12,817	1,343.00																																															
2018	2018-660000721	PIPES, KENNETH N	11	145,867	1000	12,415	1,315.00																																															
2017	2017-660000721	PIPES, KENNETH N	11	144,643	1000	12,024	1,243.00																																															
2016	2016-660000721	PIPES, KENNETH N	11	140,855	1000	11,645	1,213.00																																															
2015	2015-660000721	PIPES, KENNETH N	11	136,675	1000	11,277	1,184.00																																															
2014	2014-660000721	PIPES, KENNETH N	11	137,780	1000	10,919	1,147.00																																															
2013	2013-660000721	PIPES, KENNETH N	11	127,598	1000	10,572	1,092.00																																															



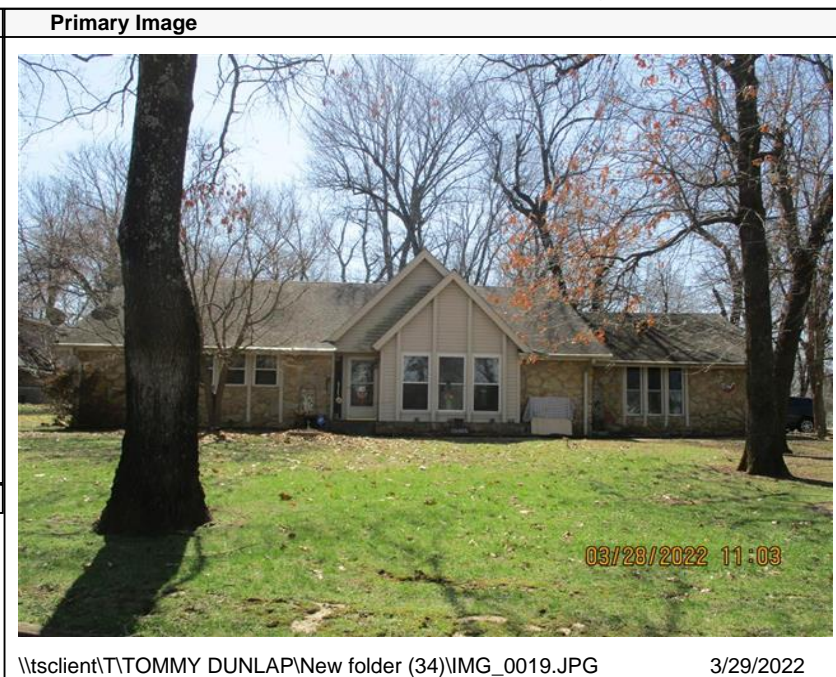
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	13335		
Non-Ag Acres	0.4172		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	18,172.00 x 3.15 = 57,242		
Factor Value			
Adjustments	1.0000		
Lot Value	57,242		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,746 / 1,746
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,746
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	201,757	115.55	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	195,030 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.51	Total Misc Impr	+ 7,854				
Roofing Adj	+ 4.83	Garage Cost	+ 17,686				
Subfloor Adj	+ -2.31	Total RCN	= 261,704				
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	- 117,767				
Plumbing Adj	+ 6.59	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 143,937				
Adj Base Cost	= 135.26	Lot Value	+ 57,242				
Total Area	x 1,746	Indicated Value	= 201,179				
Adjusted Cost	= 236,164	Value Per SqFt	115.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,937		
Lot Value	57,242		
Indicated Value	201,179	115.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	201,179	115.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	2111	19x10		190	10.65		2,024
PRCH	SLAB PORCH - COVERED	2112	4x2		8	26.90		215



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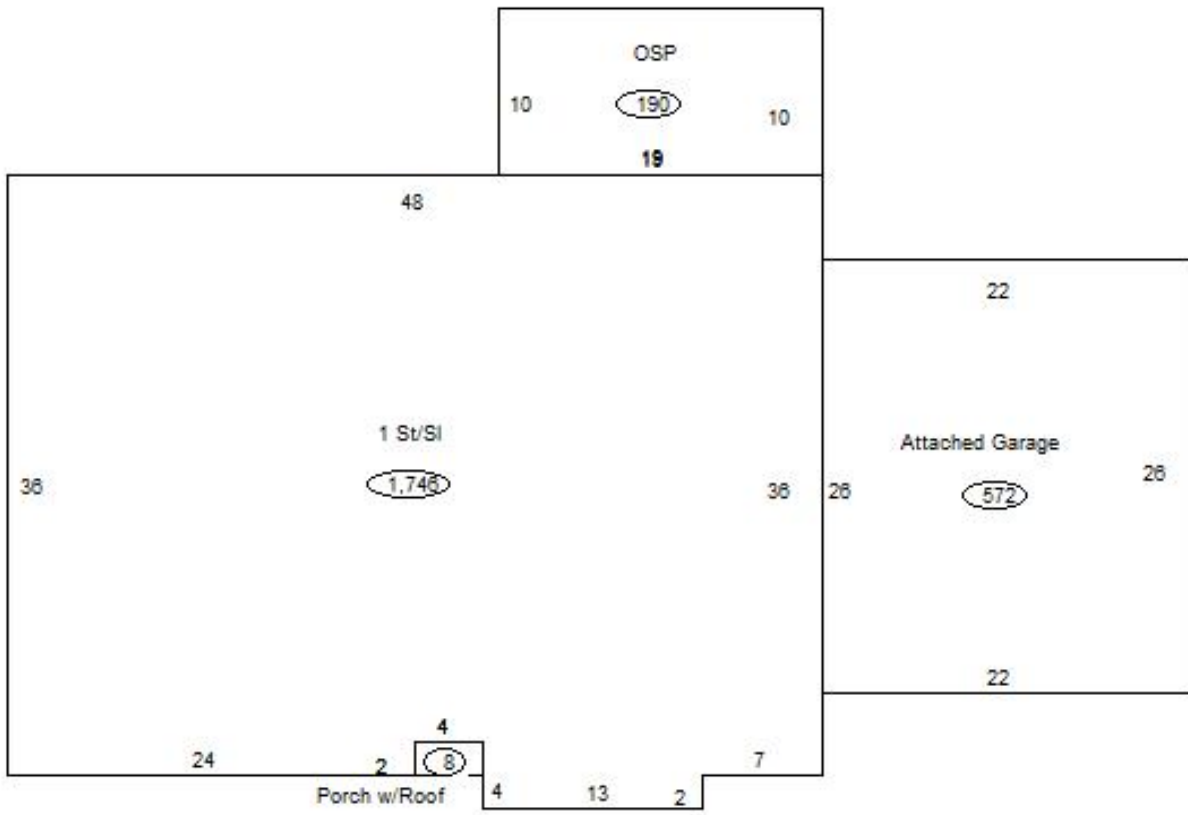
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### Sketch Image

660000721



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,746	1.000	1,746
2	G	1		13	Attached Garage	572	1.000	572
3	M	PATO		13	Open Slab	190	1.000	190
4	M	PRCH		13	SLBC	8	1.000	8
<b>Total Building Area</b>						1,746		1,746