



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 660000801 Parcel ID 000000-00-0-00453-008-0006 Cadastral ID 01-22-15-02880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 344811 DAVIS, SAMUEL J & ELIZABETH L 9885 E WILLOW ST CLAREMORE OK 74017-0000 Parcel Location Situs 09885 E WILLOW ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0006 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>03/23/2022 13:08</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0035.JPG 3/24/2022</p>														
Legal Description Lat/Long: 36.41936751 -95.65268873																			
LOT 6 BLOCK 8 LITTLE PONDEROSA EXT.					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>R17</td> <td>R17-REMODEL PER RN IN REVAL</td> <td>02/2014</td> <td>12/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-REMODEL PER RN IN REVAL	02/2014	12/2016	
Number	Description	Opened	Closed	Amount															
R17	R17-REMODEL PER RN IN REVAL	02/2014	12/2016																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	TURNER, COREY RICHARD &	07/10/2024	235,000	YES										
H	Homestead	No	1,000		/	TURNER, KARLA JAN	04/01/2024	0	4										
					2617/291	TURNER, WILLIAM G &	03/13/2017	0	4										
					2334/566	LUMAN, RONNY ODELL	06/13/2013	51,000	YES										
					962/585	PALLUCONI, EDWARD L	07/15/1994	85,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax										
Remove Cap	2025		Land Value	102,044	102,044	11%	11,225	Assessed	26,016 2,662.26										
Year Frozen	2016		Improvements	134,464	134,464		14,791	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -88.00										
TIF Project ID	0		Total Value	236,508	236,508		26,016	Total Taxable	25,016 2,574.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000801	DAVIS, SAMUEL J & ELIZABETH L			11	235,000	0	25,850	2,645.00										
2024	2024-660000801	DAVIS, SAMUEL J & ELIZABETH L			11	188,449	0	15,295	1,571.00										
2023	2023-660000801	TURNER, KARLA JAN			11	132,425	1000	13,567	1,436.00										
2022	2022-660000801	TURNER, KARLA JAN			11	140,116	1000	14,212	1,513.00										
2021	2021-660000801	TURNER, KARLA JAN			11	142,925	1000	14,212	1,460.00										
2020	2020-660000801	TURNER, KARLA JAN			11	144,555	1000	14,212	1,508.00										
2019	2019-660000801	TURNER, KARLA JAN			11	138,285	1000	14,211	1,488.00										
2018	2018-660000801	TURNER, KARLA JAN			11	146,583	1000	14,997	1,585.00										
2017	2017-660000801	TURNER, KARLA JAN			11	145,427	1000	14,997	1,548.00										
2016	2016-660000801	TURNER, WILLIAM G &			11	51,000	1000	4,610	489.00										
2015	2015-660000801	TURNER, WILLIAM G &			11	51,000	0	5,610	583.00										
2014	2014-660000801	TURNER, WILLIAM G &			11	51,000	0	5,610	583.00										
2013	2013-660000801	TURNER, WILLIAM G &			11	145,728	0	10,087	1,031.00										



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.3462	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	15,082.00 x 3.15 = 47,508	
Factor Value		
Adjustments	2.1479	
Lot Value	102,044	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	2,108 / 2,108
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,108
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	666 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1964 / 47



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	201,508	95.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	185,550		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,464		
Lot Value	102,044		
Indicated Value	236,508	112.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,508	112.20	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.99	Total Misc Impr	+	19,394			
Roofing Adj	+ 4.95	Garage Cost	+	17,283			
Subfloor Adj	+ -1.09	Total RCN	=	292,314			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	157,850			
Plumbing Adj	+ 4.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	134,464			
Adj Base Cost	= 121.27	Lot Value	+	102,044			
Total Area	x 2,108	Indicated Value	=	236,508			
Adjusted Cost	= 255,637	Value Per SqFt		112.20			

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	2386	24x12		288	23.29		6,708
PATO	SLAB PORCH - OPEN	2387	18x12		216	9.72		2,100
PRCH	SLAB PORCH - COVERED	130587	39x6		234	23.46		5,490



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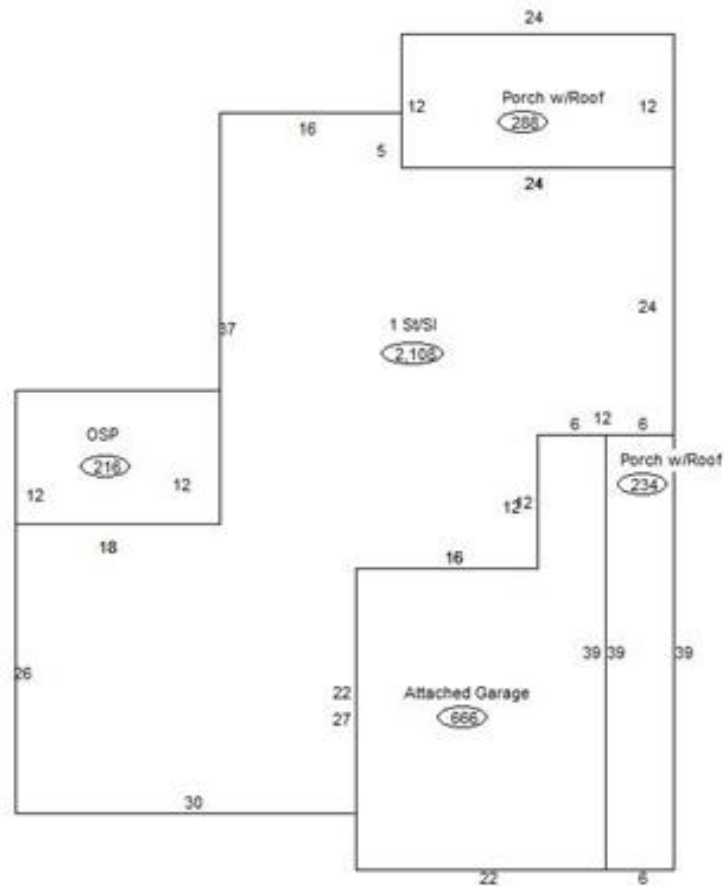
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,108	1.000	2,108
2	M	PRCH		13	SLBC	288	1.000	288
3	M	PATO		13	Open Slab	216	1.000	216
4	G	1		13	Attached Garage	666	1.000	666
5	M	PRCH		13	SLBC	234	1.000	234
Total Building Area						2,108		2,108