



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	660000832				<p>\\tsclient\T\TOMMY DUNLAP\New folder (30)\IMG_0011.JPG 3/24/2022</p>									
Parcel ID	000000-00-0-00807-002-0024													
Cadastral ID	01-22-15-03200													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	340162													
SINNI, WILLIAM B & ELIZABETH A														
9653 E REDBUD ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	09653 E REDBUD ST													
Subdivision	TACORA HILLS													
Lot/Block	0024 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	1 / 22 / 15 / 5													
Neighborhood	1085 - R-V04-NW SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.41887467 -95.65766794														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 24 BLOCK 2 TACORA HILLS														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	/	CLARE, JUSTIN A	11/10/2022	125,000	YES					
H	Homestead	No	1,000		1978/695	FISHER, SHERRYL ANN	09/10/2008	105,000	YES					
					1786/636	GREIFE, JOHN CHARLES	06/30/2006	0	4					
					1497/758	FORT, ROBERT T & PHYLLIS E	07/11/2003	94,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax						
Remove Cap	2023	Land Value	33,072	29,960	11%	3,296	Assessed	15,025	1,537.53					
Year Frozen	0	Improvements	106,630	106,630		11,729	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	139,702	136,590		15,025	Total Taxable	14,025	1,449.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000832	SINNI, WILLIAM B &	11	137,981	1000	13,587	1,404.00							
2024	2024-660000832	SINNI, WILLIAM B &	11	144,900	1000	13,162	1,365.00							
2023	2023-660000832	SINNI, WILLIAM B &	11	125,000	1000	12,750	1,350.00							
2022	2022-660000832	CLARE, JUSTIN A	11	113,081	1000	11,439	1,220.00							
2021	2021-660000832	CLARE, JUSTIN A	11	120,764	1000	12,284	1,264.00							
2020	2020-660000832	CLARE, JUSTIN A	11	118,910	1000	12,080	1,284.00							
2019	2019-660000832	CLARE, JUSTIN A	11	115,546	1000	11,710	1,228.00							
2018	2018-660000832	CLARE, JUSTIN A	11	119,817	1000	11,873	1,258.00							
2017	2017-660000832	CLARE, JUSTIN A	11	118,885	1000	11,498	1,190.00							
2016	2016-660000832	CLARE, JUSTIN A	11	115,934	1000	11,134	1,160.00							
2015	2015-660000832	CLARE, JUSTIN A	11	114,453	1000	10,781	1,133.00							
2014	2014-660000832	CLARE, JUSTIN A	11	115,000	1000	10,438	1,098.00							
2013	2013-660000832	CLARE, JUSTIN A	11	109,410	1000	10,105	1,045.00							



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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.241		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,499.00 x 3.15 = 33,072		
Factor Value			
Adjustments	1.0000		
Lot Value	33,072		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	904 / 1,312
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	155,354 118.41 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	106,630
Lot Value	33,072
Indicated Value	139,702 106.48 Per SqFt
Agland Value	
Site Improvements	
Total Value	139,702 106.48 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.15	Total Misc Impr	+ 6,827
Roofing Adj	+ 3.40	Garage Cost	+ 13,373
Subfloor Adj	+ 0.88	Total RCN	= 170,608
Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 69,949
Plumbing Adj	+ 10.74	Lump Sums	+ 5,971
Basement Adj	+ 0.00	RCNLD	= 106,630
Adj Base Cost	= 114.64	Lot Value	+ 33,072
Total Area	x 1,312	Indicated Value	= 139,702
Adjusted Cost	= 150,408	Value Per SqFt	106.48

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	2436		72	72	24.04		1,731
BALW	BALCONY - WOOD	2437	12x10		120	26.56		3,187
WODO	WOOD DECK - OPEN	2438	12x10		120	24.68	6%	2,784



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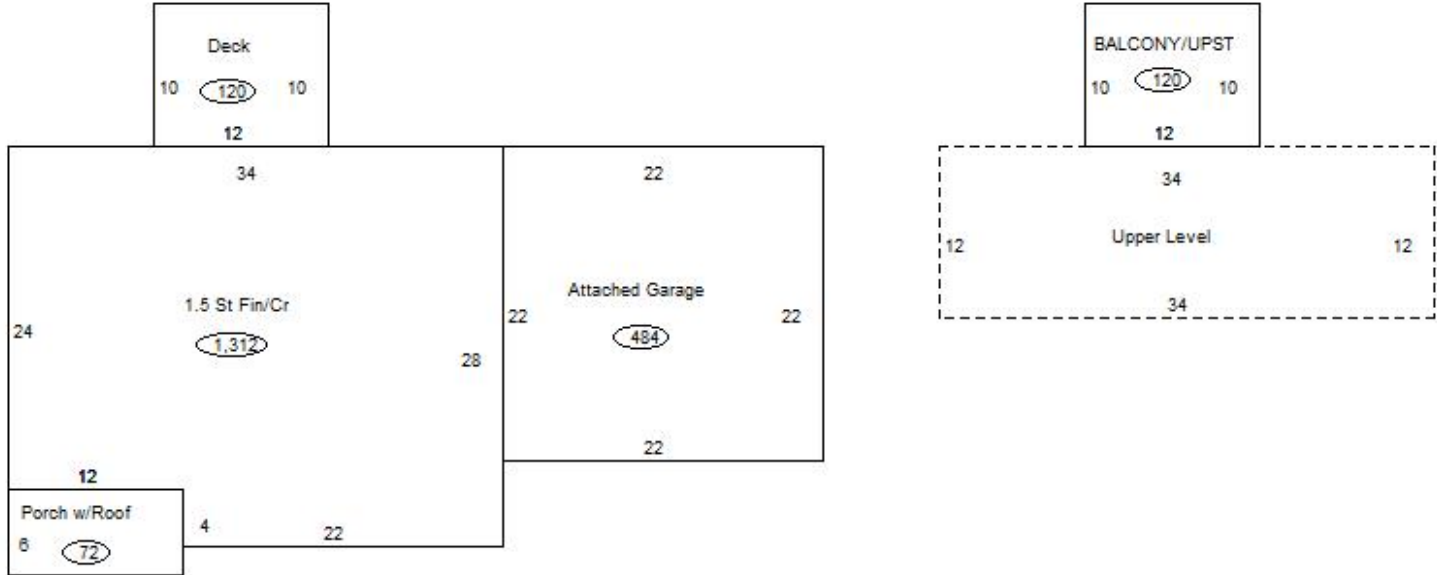
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Sketch Image

660000832



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	904	1.451	1,312
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	72	1.000	72
4	M	BALW		13	Balcony	120	1.000	120
5	M	WODO		13	WODO	120	1.000	120
6	U	^UL		13	Upper Level	408	1.000	408
Total Building Area						904		1,312