



# 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> 660001221 <b>Parcel ID</b> 000000-00-0-00930-001-0005 <b>Cadastral ID</b> 02-20-15-05930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 177304 WITT, TRACY  8805 E SUNNY LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08805 E SUNNY LN <b>Subdivision</b> WILLIS ESTATES <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1116 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0301\IMG_0026. 3/1/2022</p>																								
<b>Legal Description</b> Lat/Long: 36.23990079 -95.67641016																													
LOT 5 BLOCK 1 WILLIS ESTATES					<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>R19 73</td> <td>R20- POSS NEW SHOP</td> <td>09/2019</td> <td>12/2019</td> <td>34,000</td> </tr> <tr> <td>7991</td> <td>LIGHTNING HIT HOME RE:#7392</td> <td>05/2003</td> <td>02/2004</td> <td>65,565</td> </tr> <tr> <td>7392</td> <td>BEDROOM, OFFICE &amp; BATH</td> <td>05/2002</td> <td>11/2002</td> <td>65,565</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 73	R20- POSS NEW SHOP	09/2019	12/2019	34,000	7991	LIGHTNING HIT HOME RE:#7392	05/2003	02/2004	65,565	7392	BEDROOM, OFFICE & BATH	05/2002	11/2002	65,565
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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	Yes	1,000	1,000	856/525			77,000	No																				
<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>	104.132	<b>Current Tax</b>																				
Remove Cap	0	<b>Land Value</b>	81,441	44,317	11%	4,875	<b>Assessed</b>	35,697	3,717.19																				
Year Frozen	0	<b>Improvements</b>	392,684	280,202		30,822	<b>Penalty</b>	0																					
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-87.00																				
TIF Project ID	0	<b>Total Value</b>	474,125	324,519		35,697	<b>Total Taxable</b>	34,697	3,630.00																				
<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	2025-660001221	WITT, TRACY	80	356,162	1000	33,658	3,521.00																						
2024	2024-660001221	WITT, TRACY	80	355,855	1000	32,648	3,140.00																						
2023	2023-660001221	WITT, TRACY	80	296,982	1000	31,668	3,000.00																						
2022	2022-660001221	WITT, TRACY	80	300,227	1000	31,413	3,030.00																						
2021	2021-660001221	WITT, TRACY	80	286,081	1000	30,469	2,862.00																						
2020	2020-660001221	WITT, TRACY	80	281,098	1000	29,793	2,804.00																						
2019	2019-660001221	WITT, TRACY	80	240,124	1000	25,414	2,431.00																						
2018	2018-660001221	WITT, TRACY	80	247,708	1000	24,745	2,368.00																						
2017	2017-660001221	WITT, TRACY	80	245,176	1000	23,995	2,302.00																						
2016	2016-660001221	WITT, TRACY	80	238,758	1000	23,267	2,240.00																						
2015	2015-660001221	WITT, TRACY	80	232,198	1000	22,560	2,189.00																						
2014	2014-660001221	WITT, TRACY	80	234,273	1000	21,875	2,010.00																						
2013	2013-660001221	WITT, TRACY	80	217,930	1000	21,208	2,019.00																						



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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.9393 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 84,474.00 x .96 = 81,441 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 81,441		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Plywood or Hardt
<b>Base/Total Area</b>	2,998 / 2,998
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,998
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1991 / 21

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	401,234	133.83	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	4
<b>Indicated Value</b>	376,130 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	102.89	<b>Total Misc Impr</b>	+	7,665	
<b>Roofing Adj</b>	+ 5.00	<b>Garage Cost</b>	+	27,832	
<b>Subfloor Adj</b>	+ -3.22	<b>Total RCN</b>	=	415,074	
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 25%)</b>	-	103,769	
<b>Plumbing Adj</b>	+ 7.47	<b>Lump Sums</b>	+	26,990	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	338,295	
<b>Adj Base Cost</b>	= 126.61	<b>Lot Value</b>	+	81,441	
<b>Total Area</b>	x 2,998	<b>Indicated Value</b>	=	419,736	
<b>Adjusted Cost</b>	= 379,577	<b>Value Per SqFt</b>		140.01	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	338,295		
<b>Lot Value</b>	81,441		
<b>Indicated Value</b>	419,736	140.01	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	54,389		
<b>Total Value</b>	474,125	158.15	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	3218		7x6	42	29.40		1,235
GRDT	Garage - Detached	181002		32x26	832	32.44		26,990



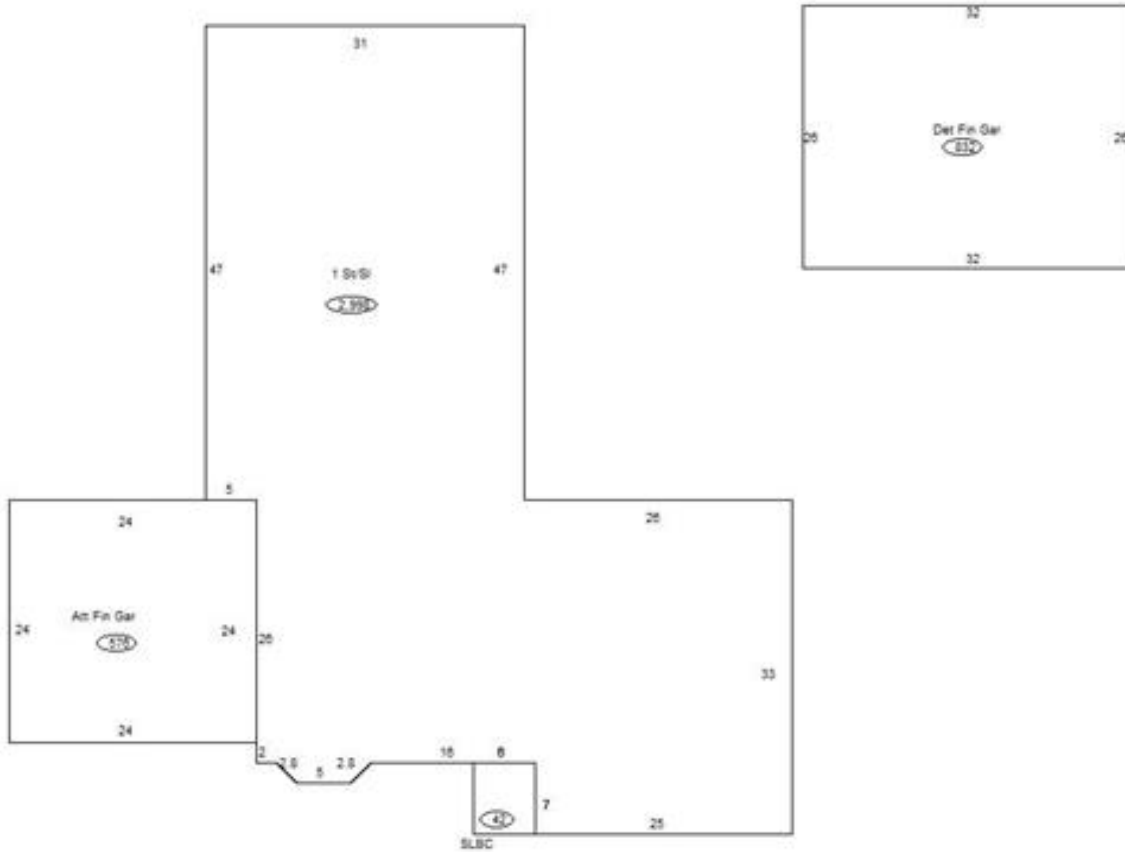
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Sketch Image

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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	2,998	1.000	2,998
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	42	1.000	42
4	G	6		13	Det Fin Gar	832	1.000	832
<b>Total Building Area</b>						2,998		2,998



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x35x0	Concrete	Formed Metal	2,100
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	<b>Valuation Summary</b> Base Cost (28.08 x 2,100) 58,968		<b>Modifier Total</b>	<b>RCN</b> 58,968	<b>Depr (9% Phys/ % Func)</b> 5,307	<b>RCNLD</b> 53,661
	SHDS	Shed - Small	12x16x0	Plank	Composition Shingle	192
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	<b>Valuation Summary</b> Base Cost (18.95 x 192) 3,638		<b>Modifier Total</b>	<b>RCN</b> 3,638	<b>Depr (80% Phys/ % Func)</b> 2,910	<b>RCNLD</b> 728