



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 660001232 Parcel ID 000000-00-0-00930-002-0003 Cadastral ID 02-20-15-06040 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 294011 RACHELS, TRUMAN L & LINDA C 8844 E SUNNY LN CLAREMORE OK 74019-0000																			
Parcel Location Situs 08844 E SUNNY LN Subdivision WILLIS ESTATES Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																			
Legal Description Lot/Long: 36.23892675 -95.67497424					Building Permits														
LOT 3 BLOCK 2 WILLIS 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1833/258 856/54	RICKARD, JAMES B	12/20/2006	149,000 73,500	YES No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2007		Land Value 71,628	40,028	11%	4,403	Assessed	21,003	2,187.08										
Year Frozen	0		Improvements 194,566	150,904		16,600	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 266,194	190,932		21,003	Total Taxable	20,003	2,100.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001232	RACHELS, TRUMAN L &			80	218,137	1000	19,391	2,036.00										
2024	2024-660001232	RACHELS, TRUMAN L &			80	212,897	1000	18,796	1,812.00										
2023	2023-660001232	RACHELS, TRUMAN L &			80	174,731	1000	18,220	1,730.00										
2022	2022-660001232	RACHELS, TRUMAN L &			80	176,719	1000	17,917	1,732.00										
2021	2021-660001232	RACHELS, TRUMAN L &			80	166,967	1000	17,366	1,635.00										
2020	2020-660001232	RACHELS, TRUMAN L &			80	164,219	1000	16,998	1,604.00										
2019	2019-660001232	RACHELS, TRUMAN L &			80	158,853	1000	16,474	1,579.00										
2018	2018-660001232	RACHELS, TRUMAN L &			80	163,650	1000	17,002	1,630.00										
2017	2017-660001232	RACHELS, TRUMAN L &			80	161,958	1000	16,769	1,612.00										
2016	2016-660001232	RACHELS, TRUMAN L &			80	158,002	1000	16,251	1,568.00										
2015	2015-660001232	RACHELS, TRUMAN L &			80	154,232	1000	15,749	1,532.00										
2014	2014-660001232	RACHELS, TRUMAN L &			80	155,607	1000	15,261	1,405.00										
2013	2013-660001232	RACHELS, TRUMAN L &			80	143,525	1000	14,788	1,411.00										



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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4887	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	64,847.00 x 1.10 = 71,628	
Factor Value		
Adjustments	1.0000	
Lot Value	71,628	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,657 / 1,657
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,657
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1991 / 26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	202,367	122.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	220,810 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,388		
Lot Value	71,628		
Indicated Value	263,016	158.73	Per SqFt
Agland Value			
Site Improvements	3,178		
Total Value	266,194	160.65	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.21	Total Misc Impr	+	6,045	
Roofing Adj	+ 4.88	Garage Cost	+	18,168	
Subfloor Adj	+ -2.31	Total RCN	=	239,258	
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	76,563	
Plumbing Adj	+ 9.36	Lump Sums	+	28,693	
Basement Adj	+ 0.00	RCNLD	=	191,388	
Adj Base Cost	= 129.78	Lot Value	+	71,628	
Total Area	x 1,657	Indicated Value	=	263,016	
Adjusted Cost	= 215,045	Value Per SqFt		158.73	

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
PRCH	SLAB PORCH - COVERED	3268		4x4	16	26.88		430
WODO	Wood Deck - Open	3269		342	342	16.99		5,811
GRDT	Garage - Detached	179478		30x28	840	27.24		22,882



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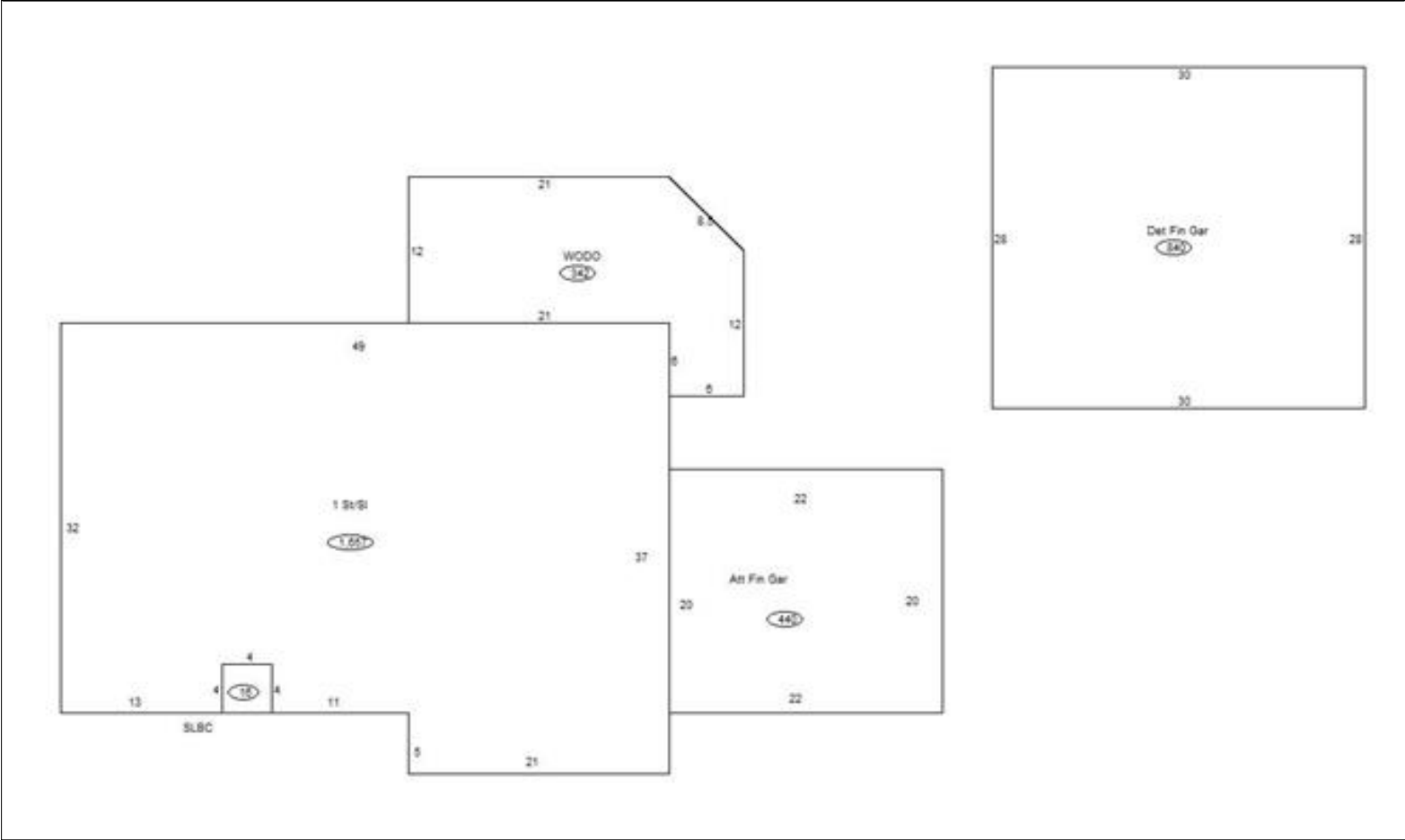
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,657	1.000	1,657
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	SLBC	16	1.000	16
4	M	WODO		10	WODO	342	1.000	342
5	G	6		10	Det Fin Gar	840	1.000	840
Total Building Area						1,657		1,657



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x7	Plank	Composition Shingle	160	
	Qual	3	Cond 3	Year	Eff Age	4	
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (24.52 x 160)	3,923		3,923	745	3,178