



# 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	660001329								
Parcel ID	000000-00-0-00498-002-0019								
Cadastral ID	02-20-16-03260								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	317921								
CASARES, ZACKARY A & KELLY RASMUSSEN									
25060 SINGLETREE LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25060 SINGLETREE LN								
Subdivision	MEADOWRANCH II AMD								
Lot/Block	0019 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 16 / 5								
Neighborhood	1127 - R-V01,3,4-SE JUSTUS								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.24827684 -95.57477833									
Building Permits									
LOT 19 BLOCK 2 MEADOWRANCH 2 AMD									
Number	Description	Opened	Closed	Amount					
R2014 06 26	R16-NEW 1200 SQ FT SFR	06/2014	06/2015	90,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2614/121	CASARES, ZACKARY A	02/27/2017		4					
2539/24	COMMUNITY ACTION RESOURCE &	03/29/2016	110,000	YES					
1925/142	YORK, DICK CO-TRUSTEE &	01/07/2008	105,000	1					
1387/7	YORK, DICK TRUSTEE OF LYLE-& LEI	06/07/2002	0	16					
1387/8	YORK, DICK	06/07/2002	0	16					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2017	Land Value	57,662	19,921	11%	2,191	Assessed	14,880	
Year Frozen	0	Improvements	162,386	115,353		12,689	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	220,048	135,274		14,880	Total Taxable	13,880	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001329	CASARES, ZACKARY A &	5	198,418	1000	13,448	1,117.00		
2024	2024-660001329	CASARES, ZACKARY A &	5	208,698	1000	13,026	1,087.00		
2023	2023-660001329	CASARES, ZACKARY A &	5	136,745	1000	12,618	1,051.00		
2022	2022-660001329	CASARES, ZACKARY A &	5	138,082	1000	12,221	1,017.00		
2021	2021-660001329	CASARES, ZACKARY A &	5	116,691	1000	11,836	1,004.00		
2020	2020-660001329	CASARES, ZACKARY A &	5	114,815	1000	11,481	972.00		
2019	2019-660001329	CASARES, ZACKARY A &	5	110,157	0	12,117	1,049.00		
2018	2018-660001329	CASARES, ZACKARY A &	5	113,085	0	12,439	1,078.00		
2017	2017-660001329	CASARES, ZACKARY A &	5	112,169	0	12,339	1,006.00		
2016	2016-660001329	CASARES, ZACKARY A	5	123,974	0		.00		
2015	2015-660001329	COMMUNITY ACTION RESOURCE &	5	20,000	0		.00		
2014	2014-660001329	COMMUNITY ACTION RESOURCE &	5	20,000	0		.00		
2013	2013-660001329	COMMUNITY ACTION RESOURCE &	5	20,000	0		.00		



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Lot Data		Square-Foot - NBHD 1127 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0211							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	44,481.00 x 1.30 = 57,662							
Factor Value								
Adjustments	1.0000							
Lot Value	57,662							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry							
Base/Total Area	1,120 / 1,120							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,120							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	420 Attached Garage - Finished							
Remodel								
Year/Eff Age	2015 / 8							
<b>Cost Approach</b> <span style="float: right;">Manual : 01/2025</span>								
Base Cost	102.47	Total Misc Impr	+	1,014				
Roofing Adj	+ 4.64	Garage Cost	+	15,166				
Subfloor Adj	+ -1.20	Total RCN	=	161,724				
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	14,555				
Plumbing Adj	+ 12.57	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	147,169				
Adj Base Cost	= 129.95	Lot Value	+	57,662				
Total Area	x 1,120	Indicated Value	=	204,831				
Adjusted Cost	= 145,544	Value Per SqFt		182.88				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	192,823	172.16	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	147,169							
Lot Value	57,662							
Indicated Value	204,831	182.88	Per SqFt					
Agland Value								
Site Improvements	15,217							
Total Value	220,048	196.47	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123107	14x3		42	24.14		1,014

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-9\IMG\_ 9/9/2021



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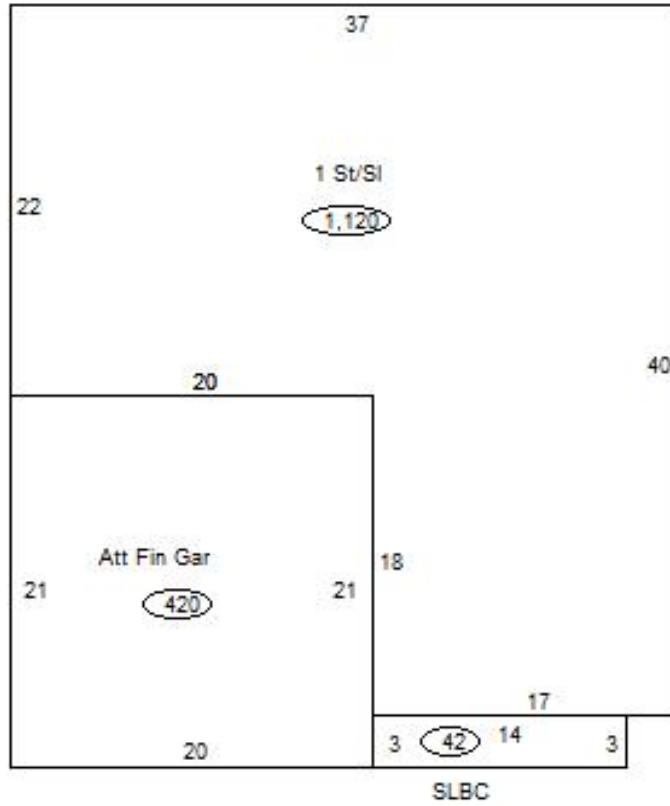
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### Sketch Image

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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	1,120	1.000	1,120
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	42	1.000	42
<b>Total Building Area</b>						1,120		1,120



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PERG	Pergola NV		10x10x0			100
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ 100% Func)</b>	<b>RCNLD</b>	
Base Cost (15.00 x 100)		1,500		1,500	1,500	
PATO	Patio - Open		12x14x0	Concrete		168
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (10.85 x 168)		1,823		1,823	182	1,641
BNGP	Barn - General Purpose		20x30x10	Dirt	Formed Metal	600
<b>Qual</b>	2.5	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (22.75 x 600)		13,650		13,650	2,048	11,602
LNTA	Lean To - Attached		12x16x0	Dirt	Formed Metal	192
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (9.02 x 192)		1,732		1,732	745	987
LNTA	Lean To - Attached		12x16x0	Dirt	Formed Metal	192
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (9.02 x 192)		1,732		1,732	745	987