




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:14:10
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001334 Parcel ID 000000-00-0-00498-002-0024 Cadastral ID 02-20-16-03310 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 341711 NUSS, HEATHER & PAUL KENNEDA 25027 SINGLETREE LN CLAREMORE OK 74019-0000 Parcel Location Situs 25027 SINGLETREE LN Subdivision MEADOWRANCH II AMD Lot/Block 0024 / 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					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-9\IMG_ 9/9/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24897488 -95.57313290																																																																																																																									
Legal Description LOT 24 BLOCK 2 MEADOWRANCH 2 AMD					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SMITH, KAREN I</td> <td>05/11/2023</td> <td>285,000</td> <td>YES</td> </tr> <tr> <td>1462/821</td> <td>PRATER, ERWIN T & CHERYL S</td> <td>03/14/2003</td> <td>112,000</td> <td>YES</td> </tr> <tr> <td>1356/791</td> <td>CONNER, KEVIN DAVID & DINA-K</td> <td>02/15/2002</td> <td>107,500</td> <td>YES</td> </tr> <tr> <td>1162/260</td> <td>BASLER, J D & ASSOCIATES-INC</td> <td>03/19/1999</td> <td>91,500</td> <td>Yes</td> </tr> <tr> <td>1151/634</td> <td>YORK, DICK TRUSTEE OF LYLE-& LEI</td> <td>01/12/1999</td> <td>12,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	SMITH, KAREN I	05/11/2023	285,000	YES	1462/821	PRATER, ERWIN T & CHERYL S	03/14/2003	112,000	YES	1356/791	CONNER, KEVIN DAVID & DINA-K	02/15/2002	107,500	YES	1162/260	BASLER, J D & ASSOCIATES-INC	03/19/1999	91,500	Yes	1151/634	YORK, DICK TRUSTEE OF LYLE-& LEI	01/12/1999	12,000	No																																																																			
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	SMITH, KAREN I	05/11/2023	285,000	YES																																																																																																																					
1462/821	PRATER, ERWIN T & CHERYL S	03/14/2003	112,000	YES																																																																																																																					
1356/791	CONNER, KEVIN DAVID & DINA-K	02/15/2002	107,500	YES																																																																																																																					
1162/260	BASLER, J D & ASSOCIATES-INC	03/19/1999	91,500	Yes																																																																																																																					
1151/634	YORK, DICK TRUSTEE OF LYLE-& LEI	01/12/1999	12,000	No																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 77,499</td> <td>77,499</td> <td>11%</td> <td>8,525</td> <td>Assessed</td> <td>30,751</td> <td>2,553.87</td> </tr> <tr> <td>Year Frozen</td> <td>2011</td> <td>Improvements 206,196</td> <td>202,060</td> <td> </td> <td>22,226</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 283,695</td> <td>279,559</td> <td> </td> <td>30,751</td> <td>Total Taxable</td> <td>29,751</td> <td>2,471.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2024	Land Value 77,499	77,499	11%	8,525	Assessed	30,751	2,553.87	Year Frozen	2011	Improvements 206,196	202,060		22,226	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 283,695	279,559		30,751	Total Taxable	29,751	2,471.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																																																																																																																	
Remove Cap	2024	Land Value 77,499	77,499	11%	8,525	Assessed	30,751	2,553.87																																																																																																																	
Year Frozen	2011	Improvements 206,196	202,060		22,226	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00																																																																																																																	
TIF Project ID	0	Total Value 283,695	279,559		30,751	Total Taxable	29,751	2,471.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660001334</td><td>NUSS, HEATHER &</td><td>5</td><td>271,417</td><td>0</td><td>29,856</td><td>2,480.00</td></tr> <tr><td>2024</td><td>2024-660001334</td><td>NUSS, HEATHER &</td><td>5</td><td>285,092</td><td>0</td><td>31,360</td><td>2,617.00</td></tr> <tr><td>2023</td><td>2023-660001334</td><td>NUSS, HEATHER &</td><td>5</td><td>196,278</td><td>1000</td><td>12,956</td><td>1,079.00</td></tr> <tr><td>2022</td><td>2022-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>198,447</td><td>1000</td><td>12,957</td><td>1,078.00</td></tr> <tr><td>2021</td><td>2021-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>172,465</td><td>1000</td><td>12,956</td><td>1,099.00</td></tr> <tr><td>2020</td><td>2020-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>169,594</td><td>1000</td><td>12,957</td><td>1,097.00</td></tr> <tr><td>2019</td><td>2019-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>162,484</td><td>1000</td><td>12,956</td><td>1,122.00</td></tr> <tr><td>2018</td><td>2018-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>167,022</td><td>1000</td><td>12,956</td><td>1,123.00</td></tr> <tr><td>2017</td><td>2017-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>165,637</td><td>1000</td><td>12,956</td><td>1,057.00</td></tr> <tr><td>2016</td><td>2016-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>161,158</td><td>1000</td><td>12,956</td><td>1,105.00</td></tr> <tr><td>2015</td><td>2015-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>157,345</td><td>1000</td><td>12,956</td><td>1,095.00</td></tr> <tr><td>2014</td><td>2014-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>158,594</td><td>1000</td><td>12,956</td><td>1,112.00</td></tr> <tr><td>2013</td><td>2013-660001334</td><td>SMITH, KENNITH E &</td><td>5</td><td>148,852</td><td>1000</td><td>12,956</td><td>1,129.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660001334	NUSS, HEATHER &	5	271,417	0	29,856	2,480.00	2024	2024-660001334	NUSS, HEATHER &	5	285,092	0	31,360	2,617.00	2023	2023-660001334	NUSS, HEATHER &	5	196,278	1000	12,956	1,079.00	2022	2022-660001334	SMITH, KENNITH E &	5	198,447	1000	12,957	1,078.00	2021	2021-660001334	SMITH, KENNITH E &	5	172,465	1000	12,956	1,099.00	2020	2020-660001334	SMITH, KENNITH E &	5	169,594	1000	12,957	1,097.00	2019	2019-660001334	SMITH, KENNITH E &	5	162,484	1000	12,956	1,122.00	2018	2018-660001334	SMITH, KENNITH E &	5	167,022	1000	12,956	1,123.00	2017	2017-660001334	SMITH, KENNITH E &	5	165,637	1000	12,956	1,057.00	2016	2016-660001334	SMITH, KENNITH E &	5	161,158	1000	12,956	1,105.00	2015	2015-660001334	SMITH, KENNITH E &	5	157,345	1000	12,956	1,095.00	2014	2014-660001334	SMITH, KENNITH E &	5	158,594	1000	12,956	1,112.00	2013	2013-660001334	SMITH, KENNITH E &	5	148,852	1000	12,956	1,129.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660001334	NUSS, HEATHER &	5	271,417	0	29,856	2,480.00																																																																																																																		
2024	2024-660001334	NUSS, HEATHER &	5	285,092	0	31,360	2,617.00																																																																																																																		
2023	2023-660001334	NUSS, HEATHER &	5	196,278	1000	12,956	1,079.00																																																																																																																		
2022	2022-660001334	SMITH, KENNITH E &	5	198,447	1000	12,957	1,078.00																																																																																																																		
2021	2021-660001334	SMITH, KENNITH E &	5	172,465	1000	12,956	1,099.00																																																																																																																		
2020	2020-660001334	SMITH, KENNITH E &	5	169,594	1000	12,957	1,097.00																																																																																																																		
2019	2019-660001334	SMITH, KENNITH E &	5	162,484	1000	12,956	1,122.00																																																																																																																		
2018	2018-660001334	SMITH, KENNITH E &	5	167,022	1000	12,956	1,123.00																																																																																																																		
2017	2017-660001334	SMITH, KENNITH E &	5	165,637	1000	12,956	1,057.00																																																																																																																		
2016	2016-660001334	SMITH, KENNITH E &	5	161,158	1000	12,956	1,105.00																																																																																																																		
2015	2015-660001334	SMITH, KENNITH E &	5	157,345	1000	12,956	1,095.00																																																																																																																		
2014	2014-660001334	SMITH, KENNITH E &	5	158,594	1000	12,956	1,112.00																																																																																																																		
2013	2013-660001334	SMITH, KENNITH E &	5	148,852	1000	12,956	1,129.00																																																																																																																		




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:14:10
 Page 2

Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.6808 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 73,215.00 x 1.04 = 76,339 Factor Value Adjustments 1.0152 Lot Value 77,499		 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-9\IMG_ 9/9/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	2,020 / 2,020
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,020
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-9\IMG_ 9/9/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,975	99.49	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	203,140 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.09	Total Misc Impr	+	8,415	
Roofing Adj	+ 4.69	Garage Cost	+		
Subfloor Adj	+ -2.19	Total RCN	=	256,673	
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	59,035	
Plumbing Adj	+ 7.67	Lump Sums	+	3,444	
Basement Adj	+ 0.00	RCNLD	=	201,082	
Adj Base Cost	= 122.90	Lot Value	+	77,499	
Total Area	x 2,020	Indicated Value	=	278,581	
Adjusted Cost	= 248,258	Value Per SqFt		137.91	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,082		
Lot Value	77,499		
Indicated Value	278,581	137.91	Per SqFt
Agland Value			
Site Improvements	5,114		
Total Value	283,695	140.44	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	5,615.40		5,615
WODO	WOOD DECK - OPEN	3607	16x16		256	19.22	30%	3,444
GENR	Generator - Residential Standby			1	2022	2,800.00		2,800



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

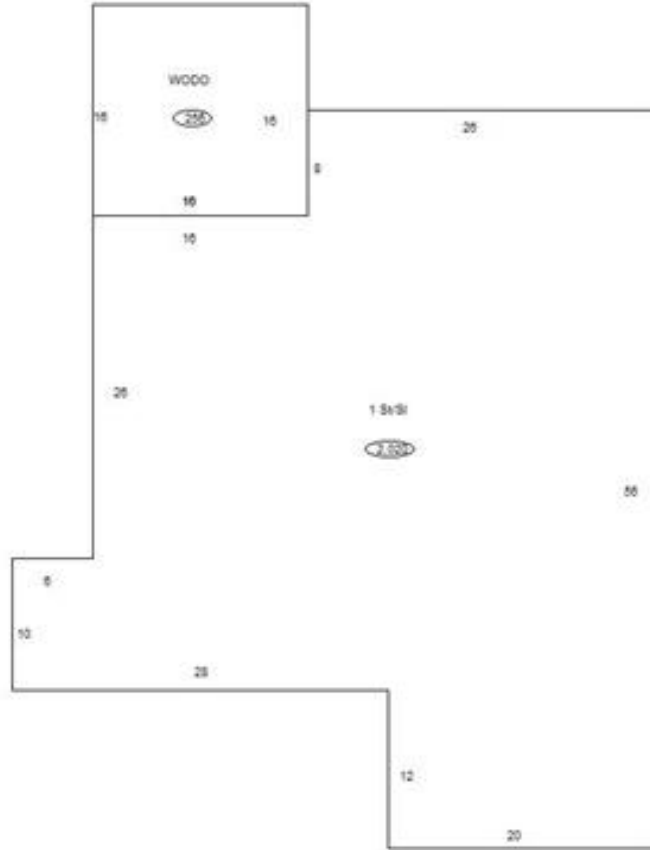
Date 04/17/2026

Time 15:14:10

Page 3

Sketch Image

660001334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		10	WODO	256	1.000	256
2	R	1	Slab	10	1 St/SI	2,020	1.000	2,020
Total Building Area						2,020		2,020



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:14:10
Page 4

660001334

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x25x8	Base	Formed Metal	500
	Qual	4.5	Cond 3	Year 2018	Eff Age 6	

Valuation Summary	Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
Base Cost (5.88 x 500)	2,940		2,940	706
				2,234

	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	3	Cond 3	Year 2015	Eff Age 8	

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (23.81 x 192)	4,572		4,572	1,692
				2,880