



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:38:06  
 Page 1

Assessment Data					Primary Image																													
<b>Account</b> 660001344 <b>Parcel ID</b> 000000-00-0-00501-002-0019 <b>Cadastral ID</b> 02-20-16-03390 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 295294 POLLARD, TIMOTHY R & KAREN SPITZ PROTECTION TRUST 14415 E HACKAMORE RD S CLAREMORE OK 74019-0000																																		
<b>Parcel Location</b> <b>Situs</b> 14415 E HACKAMORE RD <b>Subdivision</b> MEADOWRANCH III <b>Lot/Block</b> 0019 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																		
<b>Legal Description</b> Lot/Long: 36.24631808 -95.57210970					<b>Building Permits</b>																													
LOT 19 BLOCK 2 MEADOWRANCH 3					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
<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>																									
HV	Veteran	Yes	999,999	19,210	1876/443	MSJV-OK LLC	06/13/2007	125,000	YES																									
					1791/615	MARINSHIP JOINT VENTURE	06/29/2006	0	4																									
					1127/125	BASLER, J D & ASSOCIATES--INC	08/18/1998	716,500	No																									
					1126/916	YORK, DICK CO-TRUSTEE &--JIM SEIF	08/13/1998	712,500	No																									
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	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>	83.050	<b>Current Tax</b>																									
Remove Cap	2008		Land Value 54,721	29,464	11%	3,241	Assessed	19,210	1,595.39																									
Year Frozen	0		Improvements 149,152	145,177		15,969	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	19,210	-1,595.00																									
TIF Project ID	0		<b>Total Value</b> 203,873	174,641		19,210	<b>Total Taxable</b>	0	0.00																									
<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	2025-660001344	POLLARD, TIMOTHY R &			5	195,670	18651		.00																									
2024	2024-660001344	POLLARD, TIMOTHY R &			5	204,896	18108		.00																									
2023	2023-660001344	POLLARD, TIMOTHY R &			5	159,823	17581		.00																									
2022	2022-660001344	POLLARD, TIMOTHY R &			5	163,701	17162		.00																									
2021	2021-660001344	POLLARD, TIMOTHY R &			5	151,474	16662		.00																									
2020	2020-660001344	SPITZ, KAREN			5	149,010	16199		.00																									
2019	2019-660001344	SPITZ, KAREN			5	142,973	15727		.00																									
2018	2018-660001344	SPITZ, KAREN			5	147,118	16183		.00																									
2017	2017-660001344	SPITZ, KAREN			5	145,905	15925		.00																									
2016	2016-660001344	SPITZ, KAREN			5	142,114	15462		.00																									
2015	2015-660001344	SPITZ, KAREN			5	138,606	15011		.00																									
2014	2014-660001344	SPITZ, KAREN			5	139,709	14574		.00																									
2013	2013-660001344	SPITZ, KAREN			5	131,693	14150		.00																									



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Date 04/17/2026  
Time 14:38:06  
Page 2

Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9589	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,772.00 x 1.31 = 54,721	
Factor Value		
Adjustments	1.0000	
Lot Value	54,721	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,379 / 1,701
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,379
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-1\IMG\_ 9/1/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	187,277	110.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	221,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.73	Total Misc Impr	+	13,002			
Roofing Adj	+ 3.67	Garage Cost	+	15,678			
Subfloor Adj	+ -0.97	Total RCN	=	216,096			
Heat/Cool Adj	+ 11.47	Depreciation ( 34%)	-	73,473			
Plumbing Adj	+ 8.28	Lump Sums	+	3,109			
Basement Adj	+ 0.00	RCNLD	=	145,732			
Adj Base Cost	= 110.18	Lot Value	+	54,721			
Total Area	x 1,701	Indicated Value	=	200,453			
Adjusted Cost	= 187,416	Value Per SqFt		117.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,732		
Lot Value	54,721		
Indicated Value	200,453	117.84	Per SqFt
Agland Value			
Site Improvements	3,420		
Total Value	203,873	119.85	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	5,095.98		5,096
GENR	Generator - Residential Standby	0		1	2022	2,492.00		2,492
PRCH	SLAB PORCH - COVERED	3639	17x5		85	24.00		2,040
EPKS	Enclosed Porch - Kneewall Screen	3640	16x8		128	26.36		3,374
WODO	Wood Deck - Open	183090	16x8		128	24.29		3,109



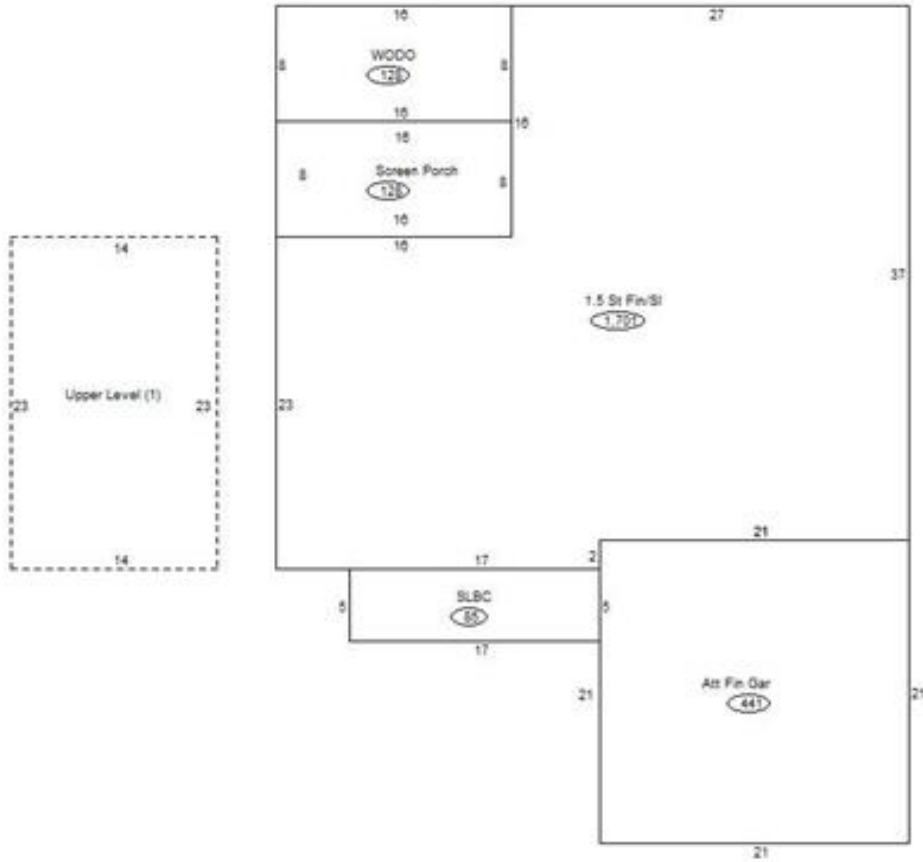
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Date 04/17/2026  
 Time 14:38:06  
 Page 3

Sketch Image

660001344



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,379	1.234	1,701
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	SLBC	85	1.000	85
4	M	EPKS		10	Screen Porch	128	1.000	128
5	U	^UL		10	Upper Level (1)	322	1.000	322
6	M	WODO		10	WODO	128	1.000	128
<b>Total Building Area</b>						<b>1,379</b>		<b>1,701</b>



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Date 04/17/2026  
Time 14:38:06  
Page 4

660001344

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x24x8	Plank	Composition Shingle	240
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (22.62 x 240)	5,429		5,429	2,009
				3,420