



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 660002063 Parcel ID 000000-00-0-00621-002-0007 Cadastral ID 03-20-15-04930 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 317098 MABRY, DERRIN & TONYA 7900 E WILLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 07900 E WILLOW RD Subdivision PORT ESTATES ONE Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2017-04-19 04-19-17\04-19-17 093.J 4/20/2017</p>				
Legal Description Lat/Long: 36.23608138 -95.69379135									
W2 LOT 7 BLOCK 2 PORT ESTATES ONE					Building Permits				
					Number	Description	Opened	Closed	Amount
					8661	ROLL	05/2004	11/2004	80,236
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2515/564	SANCHEZ, JENNY L	11/24/2015	159,000	YES
					2357/812	SANCHEZ, ANDY	09/17/2013	0	4
					1470/539	WAGNER, NELLIE B	04/21/2003	18,500	YES
					1130/547	COURSEY, CONNI	09/08/1998	13,500	Yes
					1125/34	COURSEY, LEROY	05/01/1997	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2016	Land Value	32,835	23,402	11%	2,574	Assessed	24,097	2,509.26
Year Frozen	0	Improvements	234,952	195,661		21,523	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	267,787	219,063		24,097	Total Taxable	24,097	2,509.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002063	MABRY, DERRIN & TONYA			4	226,502	0	22,950	2,390.00
2024	2024-660002063	MABRY, DERRIN & TONYA			4	238,964	0	21,857	2,095.00
2023	2023-660002063	MABRY, DERRIN & TONYA			4	194,712	0	20,816	1,965.00
2022	2022-660002063	MABRY, DERRIN & TONYA			4	194,712	0	19,825	1,905.00
2021	2021-660002063	MABRY, DERRIN & TONYA			4	171,644	0	18,881	1,768.00
2020	2020-660002063	MABRY, DERRIN & TONYA			4	170,414	0	18,670	1,751.00
2019	2019-660002063	MABRY, DERRIN & TONYA			4	161,647	0	17,781	1,693.00
2018	2018-660002063	MABRY, DERRIN & TONYA			4	165,990	0	18,259	1,740.00
2017	2017-660002063	MABRY, DERRIN & TONYA			4	164,577	0	18,103	1,729.00
2016	2016-660002063	MABRY, DERRIN & TONYA			4	160,229	0	17,625	1,689.00
2015	2015-660002063	SANCHEZ, JENNY L			4	149,631	0	16,459	1,590.00
2014	2014-660002063	SANCHEZ, JENNY L			4	152,258	0	16,511	1,509.00
2013	2013-660002063	SANCHEZ, JENNY L			4	142,954	1000	14,725	1,404.00



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0108	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	44,031.00 x .75 = 32,835	
Factor Value		
Adjustments	1.0000	
Lot Value	32,835	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,466 / 1,466
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,466
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	790 Attached Garage - Finished
Remodel	
Year/Eff Age	2004 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,539	180.45	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	114.63	Total Misc Impr	+ 7,974
Roofing Adj	+ 5.00	Garage Cost	+ 29,499
Subfloor Adj	+ -2.35	Total RCN	= 250,131
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 47,525
Plumbing Adj	+ 15.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 202,606
Adj Base Cost	= 145.06	Lot Value	+ 32,835
Total Area	x 1,466	Indicated Value	= 235,441
Adjusted Cost	= 212,658	Value Per SqFt	160.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,606		
Lot Value	32,835		
Indicated Value	235,441	160.60	Per SqFt
Agland Value			
Site Improvements	32,346		
Total Value	267,787	182.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5584	20x10		200	26.30		5,260
PRCH	SLAB PORCH - COVERED	5585	102		102	26.61		2,714



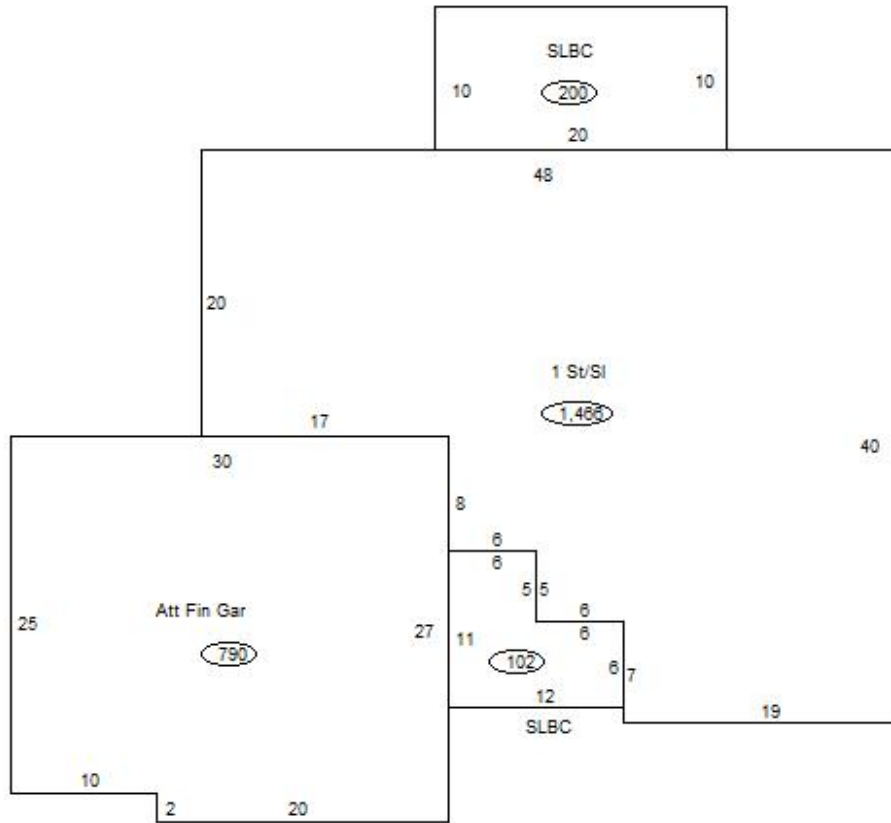
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Sketch Image

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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	1,466	1.000	1,466
2	G	5		13	Att Fin Gar	790	1.000	790
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PRCH		13	SLBC	102	1.000	102
Total Building Area						1,466		1,466



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x30x12	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (32.29 x 900)	29,061		29,061	872	28,189

	SHDS	Shed - Small	12x16x12	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 (24.23 x 192)	4,652		4,652	1,721	2,931

	SHDS	Shed - Small	8x12x10	Plank	Composition Shingle	96
	Qual 2	Cond 2	Year 2015	Eff Age 11		

Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
Base Cost (22.80 x 96)	2,189		2,189	963	1,226