



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 660002066 Parcel ID 000000-00-0-00621-003-0001 Cadastral ID 03-20-15-04960 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 341691 HONEY, JO ANN S & RICHARD 25966 S CACTUS RD CLAREMORE OK 74019-0000 Parcel Location Situs 25966 S CACTUS RD Subdivision PORT ESTATES ONE Lot/Block 0001 / 0003 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\2017-04-25 04-25-17\04-25-17 001.J 4/25/2017</p>														
Legal Description Lat/Long: 36.23671503 -95.69477256																			
LOT 1 BLOCK 3 PORT ESTATES ONE & N2 VAC WILLOW ST.					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	CLARK, RICHARD ALLEN &	05/09/2023	120,000	19										
H	Homestead	No	1,000																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2024		Land Value 28,813	28,813	11%	3,169	Assessed	18,387	1,914.67										
Year Frozen	0		Improvements 138,346	138,346		15,218	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 167,159	167,159		18,387	Total Taxable	17,387	1,828.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002066	HONEY, JO ANN S & RICHARD			4	164,784	1000	17,126	1,800.00										
2024	2024-660002066	HONEY, JO ANN S & RICHARD			4	185,812	1000	19,439	1,874.00										
2023	2023-660002066	HONEY, JO ANN S & RICHARD			4	163,437	1000	16,085	1,529.00										
2022	2022-660002066	CLARK, RICHARD ALLEN &			4	161,331	1000	15,588	1,509.00										
2021	2021-660002066	CLARK, RICHARD ALLEN &			4	158,889	1000	15,104	1,424.00										
2020	2020-660002066	CLARK, DUHRENEA J (DRAKE)			4	156,228	1000	14,636	1,383.00										
2019	2019-660002066	CLARK, DUHRENEA J (DRAKE)			4	151,711	1000	14,180	1,361.00										
2018	2018-660002066	CLARK, DUHRENEA J (DRAKE)			4	156,122	1000	13,738	1,320.00										
2017	2017-660002066	CLARK, DUHRENEA J (DRAKE)			4	154,742	1000	13,309	1,281.00										
2016	2016-660002066	CLARK, DUHRENEA J (DRAKE)			4	150,685	1000	12,892	1,246.00										
2015	2015-660002066	CLARK, DUHRENEA J (DRAKE)			4	149,220	1000	12,487	1,216.00										
2014	2014-660002066	CLARK, DUHRENEA J (DRAKE)			4	150,465	1000	12,095	1,116.00										
2013	2013-660002066	CLARK, DUHRENEA J (DRAKE)			4	141,692	1000	11,713	1,119.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8819 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 38,417.00 x .75 = 28,813 Factor Value Adjustments 1.0000 Lot Value 28,813		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	1,779 / 1,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37



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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	156,469	87.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	147,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.82	Total Misc Impr	+ 30,374				
Roofing Adj	+ 3.93	Garage Cost	+ 13,772				
Subfloor Adj	+ 2.31	Total RCN	= 258,462				
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 124,062				
Plumbing Adj	+ 7.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 134,400				
Adj Base Cost	= 120.47	Lot Value	+ 28,813				
Total Area	x 1,779	Indicated Value	= 163,213				
Adjusted Cost	= 214,316	Value Per SqFt	91.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,400		
Lot Value	28,813		
Indicated Value	163,213	91.74	Per SqFt
Agland Value			
Site Improvements	3,946		
Total Value	167,159	93.96	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5596	13x6		78	21.05		1,642
PATO	SLAB PORCH - OPEN	5597	15x10		150	9.83		1,475
EPSW	ENCLOSED PORCH - SOLID WALL	5598	428		428	52.99		22,680

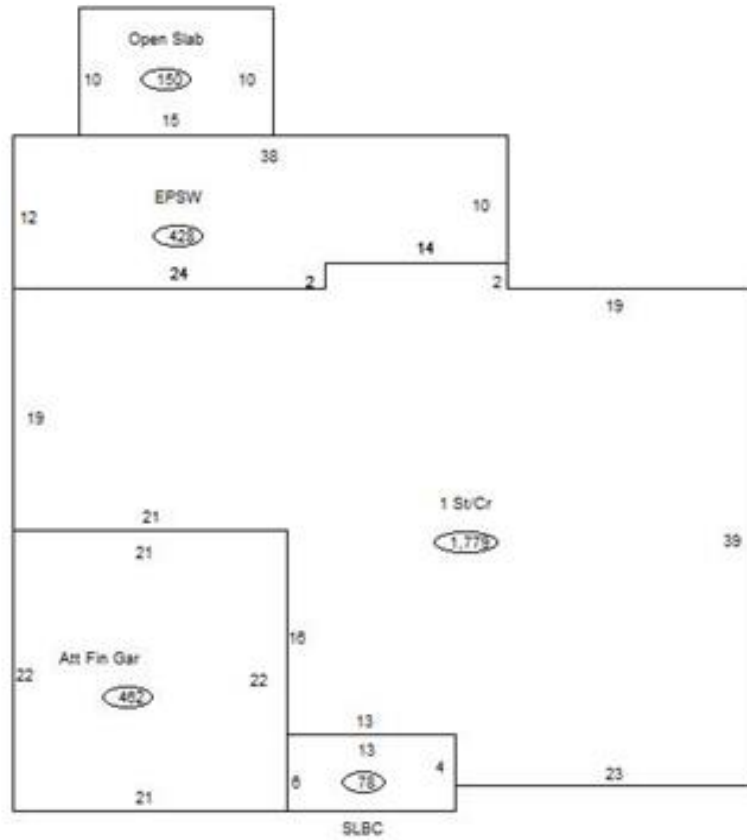


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,779	1.000	1,779
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PATO		13	Open Slab	150	1.000	150
5	M	EPSW		13	EPSW	428	1.000	428
Total Building Area						1,779		1,779



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x20x10	Plank	Formed Metal	320
	Qual	2	Cond 3	Year 2003	Eff Age 17	

	Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (18.06 x 320)	5,779		5,779	3,121

	CPAT	Carport - Attached	16x20x8	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 2003	Eff Age 17	

	Valuation Summary	Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (10.59 x 320)	3,389		3,389	2,101

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