



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	660002338								
Parcel ID	21N16E-03-1-00000-000-0000								
Cadastral ID	03-21-16-01900								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	345064								
MASSEY, MEAGAN E & JAMIE REYNOSO									
995 E LOWRY RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00995 LOWERY RD								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	3 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33602411 -95.58751714				Building Permits					
N 208.71' W 208.71'; LOT 2				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MASSEY, NANCY M	08/05/2024	180,000	4
					/	HAWKINS, CHARLES &	05/30/2023	180,000	YES
					2612/396	MAXWELL, GEORGE E & DOROTHY W	02/17/2017	0	4
					2700/739	HAWKINS, CHARLES GREGORY	02/09/2017	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2024	Land Value	62,566	62,566	11%	6,882	Assessed	19,360	1,789.44
Year Frozen	0	Improvements	113,432	113,432		12,478	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	175,998	175,998		19,360	Total Taxable	19,360	1,789.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002338	MASSEY, MEAGAN E &			17	172,382	0	18,962	1,753.00
2024	2024-660002338	MASSEY, MEAGAN E &			17	180,071	0	19,808	1,831.00
2023	2023-660002338	MASSEY, NANCY M			17	124,144	0	13,656	1,251.00
2022	2022-660002338	HAWKINS, CHARLES &			17	122,430	0	13,467	1,247.00
2021	2021-660002338	HAWKINS, CHARLES &			17	130,470	0	14,352	1,267.00
2020	2020-660002338	HAWKINS, CHARLES &			17	128,473	0	14,132	1,294.00
2019	2019-660002338	HAWKINS, CHARLES &			17	124,184	0	13,660	1,265.00
2018	2018-660002338	HAWKINS, CHARLES &			17	129,146	0	13,078	1,208.00
2017	2017-660002338	HAWKINS, CHARLES GREGORY			17	128,124	0	12,455	1,144.00
2016	2016-660002338	MAXWELL, GEORGE E & DOROTHY W			17	125,067	0	11,862	1,113.00
2015	2015-660002338	MAXWELL, GEORGE E & DOROTHY W			17	121,783	0	11,297	1,019.00
2014	2014-660002338	MAXWELL, GEORGE E & DOROTHY W			17	122,720	0	10,759	998.00
2013	2013-660002338	MAXWELL, GEORGE E & DOROTHY W			17	116,346	0	10,247	938.00



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1164 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,630.00 x .83 = 40,564 Factor Value Adjustments 1.5424 Lot Value 62,566		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,552 / 1,552
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,552
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-30\IMG_002' 3/30/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	154,671	99.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.32	Total Misc Impr	+ 9,185				
Roofing Adj	+ 4.31	Garage Cost	+ 12,063				
Subfloor Adj	+ -1.18	Total RCN	= 214,022				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 100,590				
Plumbing Adj	+ 8.29	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 113,432				
Adj Base Cost	= 124.21	Lot Value	+ 62,566				
Total Area	x 1,552	Indicated Value	= 175,998				
Adjusted Cost	= 192,774	Value Per SqFt	113.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,432		
Lot Value	62,566		
Indicated Value	175,998	113.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,998	113.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6177	18x5		90	23.99		2,159
PATO	SLAB PORCH - OPEN	6178	16x12		192	10.05		1,930
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	5,095.98		5,096



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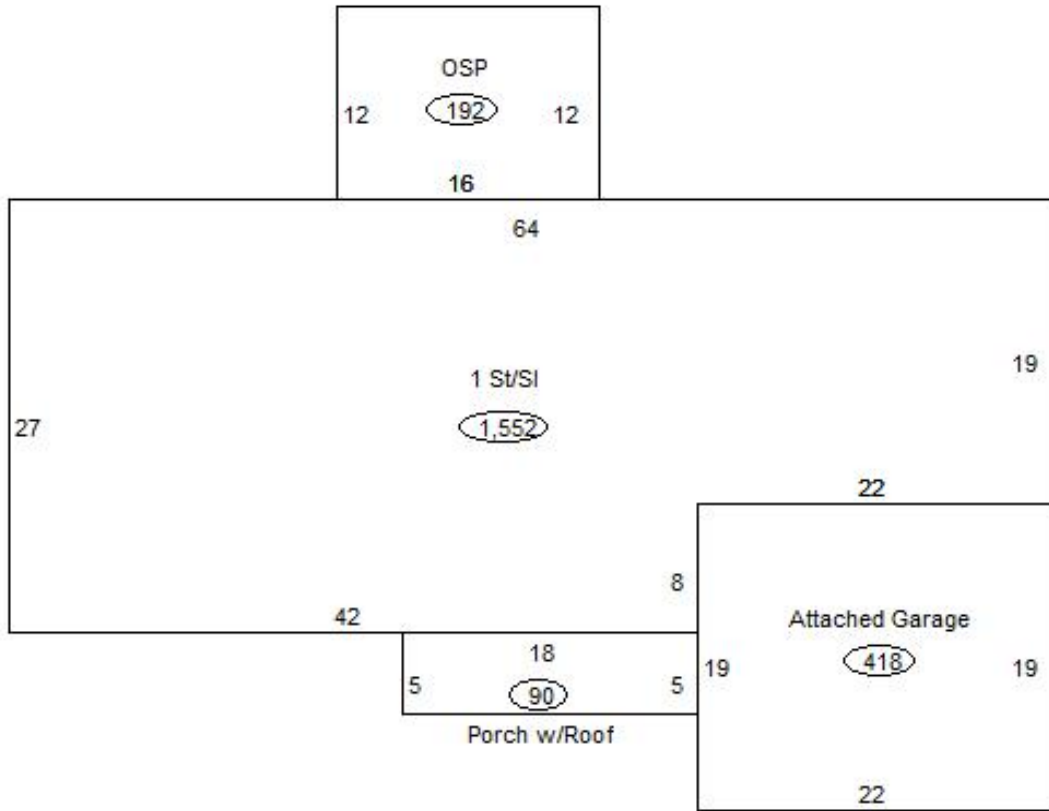
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Sketch Image

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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	1,552	1.000	1,552
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,552		1,552