



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:36:23
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Assessment Data	Primary Image
Account 660002359 Parcel ID 000000-00-0-10429-001-0010 Cadastral ID 03-21-16-03590 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319681 WAHLE HOMES LLC	

19578 S 4120 RD
CLAREMORE OK 74017-0000

Parcel Location

Situs 02850 PARK ST
Subdivision LAKE PARK ESTATES
Lot/Block 0010 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng 3 / 21 / 16 / 5
Neighborhood 1173 - R-V01-SE CLAREMORE
School District S001 - CLAREMORE SCHOOLS

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_004 3/28/2023

Legal Description	Lat/Long: 36.33469706 -95.58329025	Building Permits
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LOT 10 BLOCK 1 LAKE PARK ESTATES

Number	Description	Opened	Closed	Amount

Exemptions					Sale History				
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Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Bk/Pg	Grantor	Date	Price	Code
/	HARMON, AIMAN	04/08/2025	182,000	15
/	FEDERAL NATIONAL MORTGAGE ASS	11/12/2019	177,000	3
/	ABITBOL, PATRICK R &	03/13/2019	0	10
1872/383	MOORE, RYAN H &	05/25/2007	186,500	YES
1872/380	MOORE, DONALD G	05/21/2007	0	4

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value 80,145	80,145	11%	8,816	Assessed	36,598	3,382.75	
Year Frozen	0	Improvements 252,563	252,563		27,782	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 332,708	332,708		36,598	Total Taxable	36,598	3,383.00	

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002359	WAHLE HOMES LLC	17	332,196	0	28,348	2,620.00
2024	2024-660002359	HARMON, AIMAN	17	339,674	0	26,999	2,495.00
2023	2023-660002359	HARMON, AIMAN	17	233,753	0	25,713	2,355.00
2022	2022-660002359	HARMON, AIMAN	17	232,963	0	25,626	2,372.00
2021	2021-660002359	HARMON, AIMAN	17	238,590	0	26,245	2,317.00
2020	2020-660002359	HARMON, AIMAN	17	237,092	0	26,080	2,388.00
2019	2019-660002359	FEDERAL NATIONAL MORTGAGE ASSOC	17	222,536	1000	23,479	2,175.00
2018	2018-660002359	ABITBOL, PATRICK R &	17	232,141	1000	24,536	2,267.00
2017	2017-660002359	ABITBOL, PATRICK R &	17	230,168	1000	23,822	2,188.00
2016	2016-660002359	ABITBOL, PATRICK R &	17	223,969	1000	23,099	2,168.00
2015	2015-660002359	ABITBOL, PATRICK R &	17	217,018	1000	22,397	2,020.00
2014	2014-660002359	ABITBOL, PATRICK R &	17	221,149	1000	21,716	2,014.00
2013	2013-660002359	ABITBOL, PATRICK R &	17	209,562	1000	21,054	1,927.00



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0469 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,603.00 x 1.76 = 80,145 Factor Value Adjustments 1.0000 Lot Value 80,145		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_004I 3/28/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,619 / 3,183
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,619
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	782 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	373,871	117.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	365,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.02	Total Misc Impr	+ 6,430				
Roofing Adj	+ 2.79	Garage Cost	+ 29,098				
Subfloor Adj	+ -1.82	Total RCN	= 409,467				
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 163,787				
Plumbing Adj	+ 7.02	Lump Sums	+ 6,883				
Basement Adj	+ 0.00	RCNLD	= 252,563				
Adj Base Cost	= 117.48	Lot Value	+ 80,145				
Total Area	x 3,183	Indicated Value	= 332,708				
Adjusted Cost	= 373,939	Value Per SqFt	104.53				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,563		
Lot Value	80,145		
Indicated Value	332,708	104.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	332,708	104.53	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	6,429.63		6,430
BALW	BALCONY - WOOD	6247		15x6	90	31.64		2,848
WODO	WOOD DECK - OPEN	144860		301	301	19.15	30%	4,035



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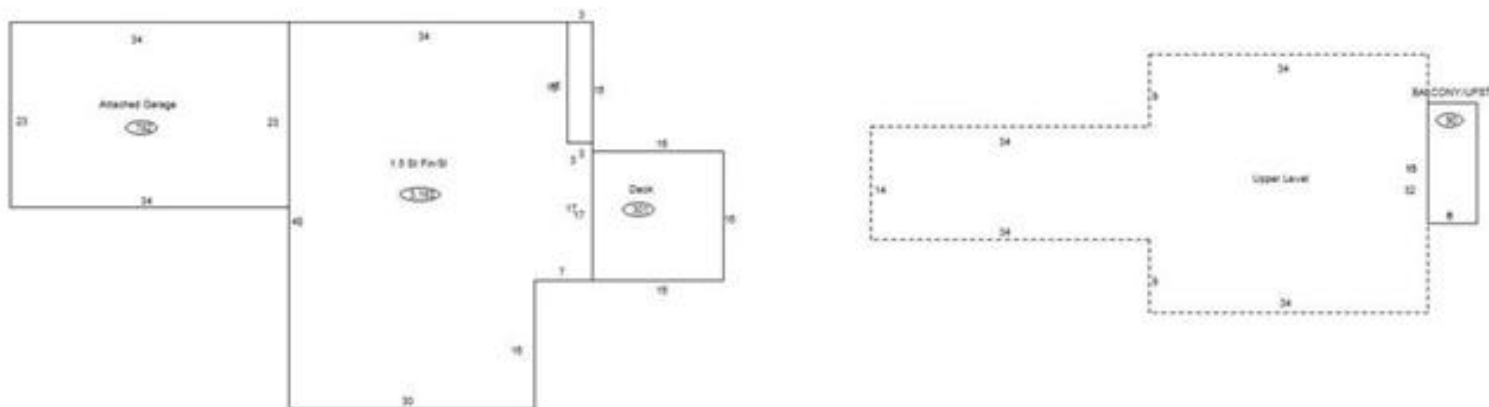
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Sketch Image

660002359



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,619	1.966	3,183
2	G	1		13	Attached Garage	782	1.000	782
3	M	BALW		13	Balcony	90	1.000	90
4	U	^UL		13	Upper Level	1,564	1.000	1,564
5	M	WODO		13	WODO	301	1.000	301
Total Building Area						1,619		3,183