



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:57:42
 Page 1

Assessment Data					Primary Image																																																	
Account 660003029 Parcel ID 000000-00-0-10365-002-0001 Cadastral ID 04-21-16-00190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 327145 JOHNSON, ADRIENNE R REVOCABLE TRUST 1415 N SIOUX AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01415 N SIOUX AVE Subdivision PATTERSON HEIGHTS Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (163)\IMG_0034.JPG 4/3/2023</p>																																																	
Legal Description Lat/Long: 36.32320114 -95.59715041																																																						
LOT 1 BLOCK 2 PATTERSON HEIGHTS					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																																													
					/	STOUT, F ALLEN & TIA K	03/21/2019	175,000	4																																													
					1547/391	STOUT, F ALLEN	11/24/2003	0	4																																													
					1315/742	JARVIS, JENNY LEE	08/31/2001	119,000	YES																																													
					1179/730	WALKER, MELVIN C JR &-MILDRED	06/30/1999	105,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 61,465</td> <td>49,314</td> <td>11%</td> <td>5,425</td> <td>Assessed</td> <td>22,963</td> <td>2,122.47</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 159,436</td> <td>159,436</td> <td> </td> <td>17,538</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 220,901</td> <td>208,750</td> <td> </td> <td>22,963</td> <td>Total Taxable</td> <td>22,963</td> <td>2,122.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2020	Land Value 61,465	49,314	11%	5,425	Assessed	22,963	2,122.47	Year Frozen	0	Improvements 159,436	159,436		17,538	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 220,901	208,750		22,963	Total Taxable	22,963	2,122.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003029	JOHNSON, ADRIENNE R	17	218,638	0	21,869	2,021.00																																															
2024	2024-660003029	JOHNSON, ADRIENNE R	17	225,703	0	20,827	1,925.00																																															
2023	2023-660003029	JOHNSON, ADRIENNE R	17	184,011	0	19,836	1,817.00																																															
2022	2022-660003029	JOHNSON, ADRIENNE RENEE	17	171,740	0	18,891	1,749.00																																															
2021	2021-660003029	JOHNSON, ADRIENNE RENEE	17	180,181	0	19,820	1,750.00																																															
2020	2020-660003029	JOHNSON, ADRIENNE RENEE	17	177,374	0	19,511	1,787.00																																															
2019	2019-660003029	JOHNSON, ADRIENNE RENEE	17	157,056	0	17,276	1,600.00																																															
2018	2018-660003029	STOUT, F ALLEN & TIA K	17	165,748	0	18,232	1,685.00																																															
2017	2017-660003029	STOUT, F ALLEN & TIA K	17	164,403	0	18,084	1,661.00																																															
2016	2016-660003029	STOUT, F ALLEN & TIA K	17	160,408	0	17,645	1,656.00																																															
2015	2015-660003029	STOUT, F ALLEN & TIA K	17	162,607	0	17,887	1,613.00																																															
2014	2014-660003029	STOUT, F ALLEN & TIA K	17	163,855	0	18,024	1,671.00																																															
2013	2013-660003029	STOUT, F ALLEN & TIA K	17	161,802	0	17,546	1,606.00																																															



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Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.274	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,935.00 x 5.15 = 61,465	
Factor Value		
Adjustments	1.0000	
Lot Value	61,465	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,298 / 2,298
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,298
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

Cost Approach				Manual : 01/2025			
Base Cost	104.52	Total Misc Impr	+	9,239			
Roofing Adj	+ 4.56	Garage Cost	+	14,522			
Subfloor Adj	+ -2.19	Total RCN	=	312,620			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	153,184			
Plumbing Adj	+ 6.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,436			
Adj Base Cost	= 125.70	Lot Value	+	61,465			
Total Area	x 2,298	Indicated Value	=	220,901			
Adjusted Cost	= 288,859	Value Per SqFt		96.13			



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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	225,425	98.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	253,270		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,436		
Lot Value	61,465		
Indicated Value	220,901	96.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	220,901	96.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7642	64		64	26.73		1,711
PRCH	SLAB PORCH - COVERED	7643	148		148	26.46		3,916
PATO	SLAB PORCH - OPEN	7644	21x20		420	8.60		3,612

