




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	660003117				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0062.JPG 4/6/2023</p>				
Parcel ID	000000-00-0-10435-004-0010								
Cadastral ID	04-21-16-02990								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	296828								
CARDENAS, JAVIER &									
GLORIA									
1410 N CHOCTAW CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01410 N CHOCTAW AVE								
Subdivision	STONEGATE								
Lot/Block	0010 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	4 / 21 / 16 / 5								
Neighborhood	1172 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description	Lat/Long: 36.32321093 -95.60191070				Building Permits				
LOT 10 BLOCK 4 STONEGATE					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	1920/70	WADE, RONALD J & VICKI	12/07/2007	111,500	YES
					1766/375	DEATON, MARGUERITE	04/13/2006	124,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2008	Land Value	54,595	37,277	11%	4,100	Assessed	15,901 1,469.73	
Year Frozen	0	Improvements	117,270	107,284		11,801	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	171,865	144,561		15,901	Total Taxable	14,901 1,377.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003117	CARDENAS, JAVIER &	17	168,047	1000	14,439	1,335.00		
2024	2024-660003117	CARDENAS, JAVIER &	17	173,085	1000	13,989	1,293.00		
2023	2023-660003117	CARDENAS, JAVIER &	17	145,305	1000	13,552	1,241.00		
2022	2022-660003117	CARDENAS, JAVIER &	17	128,443	1000	13,129	1,215.00		
2021	2021-660003117	CARDENAS, JAVIER &	17	132,624	1000	13,589	1,200.00		
2020	2020-660003117	CARDENAS, JAVIER &	17	130,685	1000	13,375	1,225.00		
2019	2019-660003117	CARDENAS, JAVIER &	17	129,085	1000	13,199	1,222.00		
2018	2018-660003117	CARDENAS, JAVIER &	17	134,460	1000	13,791	1,274.00		
2017	2017-660003117	CARDENAS, JAVIER &	17	133,434	1000	13,678	1,256.00		
2016	2016-660003117	CARDENAS, JAVIER &	17	130,382	1000	13,342	1,252.00		
2015	2015-660003117	CARDENAS, JAVIER &	17	129,344	1000	13,228	1,193.00		
2014	2014-660003117	CARDENAS, JAVIER &	17	130,314	1000	13,084	1,213.00		
2013	2013-660003117	CARDENAS, JAVIER &	17	124,820	1000	12,674	1,160.00		



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.2434 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,601.00 x 5.15 = 54,595 Factor Value Adjustments 1.0000 Lot Value 54,595		<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0062.JPG 4/6/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,720
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 166,979 97.08 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 209,370 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.97	Total Misc Impr	+ 2,089	Roofing Adj	+ 4.40	Garage Cost	+ 13,282
Subfloor Adj	+ -1.15	Total RCN	= 229,941	Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 112,671
Plumbing Adj	+ 6.06	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 117,270
Adj Base Cost	= 124.75	Lot Value	+ 54,595	Total Area	x 1,720	Indicated Value	= 171,865
		Value Per SqFt	99.92	Adjusted Cost	= 214,570		

Value Reconciliation
Selected Approach Cost Approach Improvements 117,270 Lot Value 54,595 Indicated Value 171,865 99.92 Per SqFt Agland Value Site Improvements Total Value 171,865 99.92 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7913	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	7914	24x6		144	10.47		1,508



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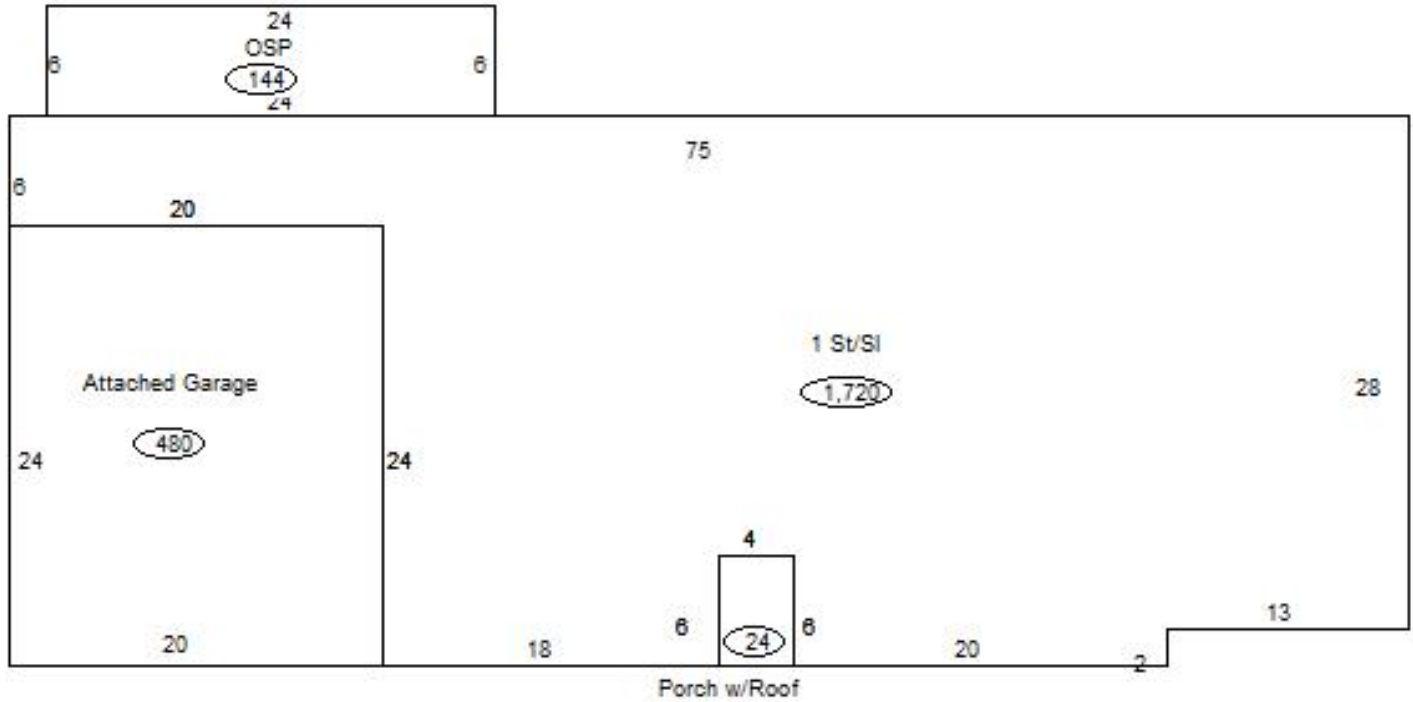
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Sketch Image

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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/Sl	1,720	1.000	1,720
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,720		1,720