



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
<b>Account</b> 660003163 <b>Parcel ID</b> 000000-00-0-10205-001-0012 <b>Cadastral ID</b> 04-21-16-03450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 318918 SUMNER, JESSE JR & MICHELE  4032 W TWIN OAKS ST BROKEN ARROW OK 74011-0000  <b>Parcel Location</b> <b>Situs</b> 01218 N CHEROKEE AVE <b>Subdivision</b> JAYCEE <b>Lot/Block</b> 0012 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1162 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0049.JPG 4/10/2023</p>																																		
<b>Legal Description</b> Lat/Long: 36.32287549 -95.60720866																																							
LOT 12 BLOCK 1 JAYCEE					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																																			
<b>Exemptions</b>					<b>Sale History</b>																																		
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																														
H	Homestead	No	1,000		2565/366	VENETIAN PROPERTIES LLC	07/20/2016	0	4																														
					2554/410	TJ&T PROPERTIES LLC	05/27/2016	0	9																														
					2541/558	WOLDRIDGE, ROGER & CATHERINE A	04/06/2016	46,500	YES																														
					2446/893	RIDDLES, GEORGE J OR DORCAS M	12/29/2014	32,000	YES																														
					2425/511	MILLER, ROBERT LEE	09/13/2014	20,000	YES																														
					2425/88	PURDY, BILLY JOE	07/01/2014	0	4																														
<b>Parcel Valuation</b>																																							
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																														
Remove Cap	2017		Land Value 54,587	37,389	11%	4,113	Assessed	5,585	516.22																														
Year Frozen			Improvements 54,723	13,385		1,472	Penalty	0																															
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																														
TIF Project ID	0		Total Value 109,310	50,774		5,585	Total Taxable	5,585	516.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660003163	SUMNER, JESSE JR & MICHELE			17	108,774	0	5,319	492.00																														
2024	2024-660003163	SUMNER, JESSE JR & MICHELE			17	106,658	0	5,066	468.00																														
2023	2023-660003163	SUMNER, JESSE JR & MICHELE			17	64,094	0	4,825	442.00																														
2022	2022-660003163	SUMNER, JESSE JR & MICHELE			17	41,774	0	4,595	425.00																														
2021	2021-660003163	SUMNER, JESSE JR & MICHELE			17	48,734	0	5,361	473.00																														
2020	2020-660003163	SUMNER, JESSE JR & MICHELE			17	48,422	0	5,326	488.00																														
2019	2019-660003163	SUMNER, JESSE JR & MICHELE			17	47,951	0	5,275	489.00																														
2018	2018-660003163	SUMNER, JESSE JR & MICHELE			17	48,890	0	5,378	497.00																														
2017	2017-660003163	SUMNER, JESSE JR & MICHELE			17	48,735	0	5,361	492.00																														
2016	2016-660003163	SUMNER, JESSE JR & MICHELE			17	41,023	0	4,513	424.00																														
2015	2015-660003163	WOLDRIDGE, ROGER & CATHERINE A			17	40,828	0	4,491	405.00																														
2014	2014-660003163	RIDDLES, GEORGE J OR DORCAS M			17	79,752	1000	5,240	486.00																														
2013	2013-660003163	PURDY, BILLY JOE &			17	77,345	1000	5,240	480.00																														



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2299	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,016.00 x 5.45 = 54,587	
Factor Value		
Adjustments	1.0000	
Lot Value	54,587	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49



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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	74,046	56.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	86.85	Total Misc Impr	+	2,151			
Roofing Adj	+ 3.91	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	130,292			
Heat/Cool Adj	+ 1.65	Depreciation ( 58%)	-	75,569			
Plumbing Adj	+ 3.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	54,723			
Adj Base Cost	= 98.57	Lot Value	+	54,587			
Total Area	x 1,300	Indicated Value	=	109,310			
Adjusted Cost	= 128,141	Value Per SqFt		84.08			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,723		
Lot Value	54,587		
Indicated Value	109,310	84.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	109,310	84.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	8088	14x8		112	10.14		1,136
PRCH	SLAB PORCH - COVERED	8089	8x6		48	21.14		1,015



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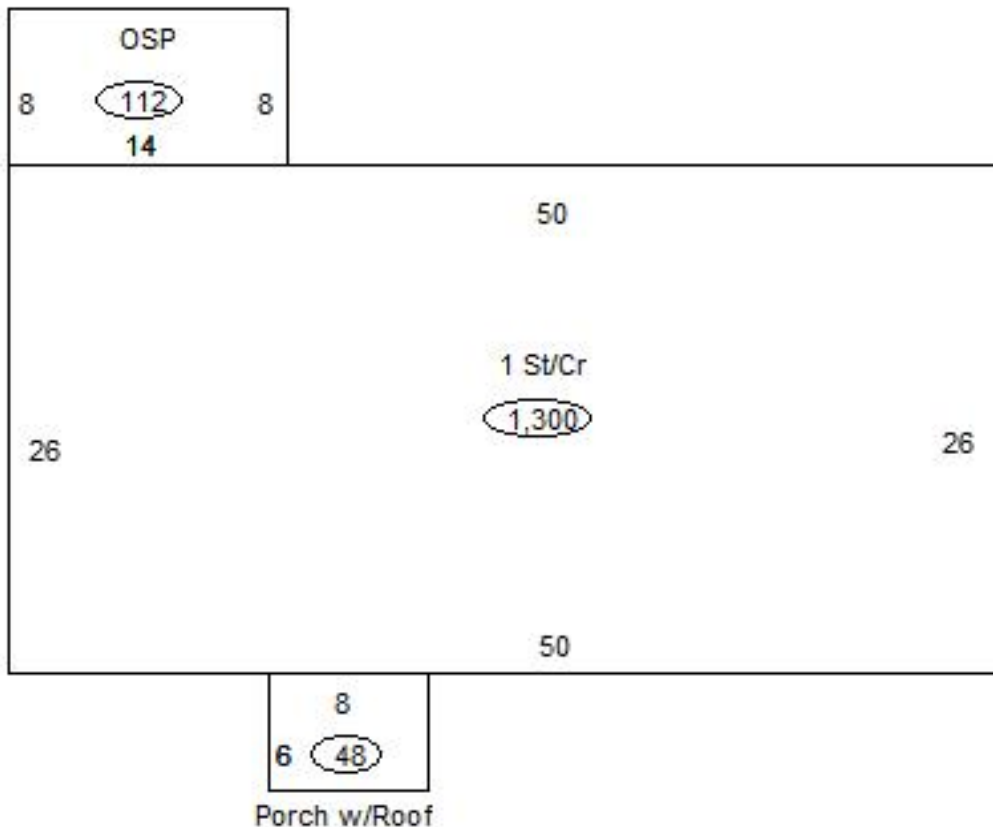
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Sketch Image

660003163



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,300	1.000	1,300
2	M	PATO		13	Open Slab	112	1.000	112
3	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						<b>1,300</b>		<b>1,300</b>