



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:26:22
Page 1

Assessment Data					Primary Image														
Account 660003190 Parcel ID 000000-00-0-10240-002-0008 Cadastral ID 04-21-16-03720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322400 RUSSO, DAWN M & DONALD & DIANNA HASSELL 303 E 17TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00303 E 17TH ST N Subdivision MARLAR Lot/Block 0008 / 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\C\Users\rln\Pictures\2019-10-02\IMG_0060.JPG 10/9/2019</p>														
Legal Description Lat/Long: 36.32487142 -95.59963104																			
LOT 8 BLOCK 2 MARLAR					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										
H	Homestead	Yes	1,000	1,000	2658/388	SHORTER, FAYE &	09/01/2017	117,500	YES										
H	Homestead	No	1,000																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2018		Land Value	57,474	41,485	11%	4,563	Assessed	12,270	1,134.12									
Year Frozen	2018		Improvements	97,071	70,065		7,707	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-92.00									
TIF Project ID	0		Total Value	154,545	111,550		12,270	Total Taxable	11,270	1,042.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003190	RUSSO, DAWN M &			17	153,361	1000	11,271	1,042.00										
2024	2024-660003190	HASSELL, DONALD & DIANNA			17	156,612	1000	11,271	1,042.00										
2023	2023-660003190	HASSELL, DONALD & DIANNA			17	131,380	1000	11,271	1,032.00										
2022	2022-660003190	HASSELL, DONALD & DIANNA			17	110,055	1000	11,106	1,028.00										
2021	2021-660003190	HASSELL, DONALD & DIANNA			17	116,194	1000	11,270	995.00										
2020	2020-660003190	HASSELL, DONALD & DIANNA			17	117,283	1000	11,271	1,032.00										
2019	2019-660003190	HASSELL, DONALD & DIANNA			17	111,550	1000	11,271	1,044.00										
2018	2018-660003190	HASSELL, DONALD & DIANNA			17	117,585	1000	11,934	1,103.00										
2017	2017-660003190	HASSELL, DONALD & DIANNA			17	116,709	1000	5,444	500.00										
2016	2016-660003190	SHORTER, FAYE &			17	114,001	1000	5,444	511.00										
2015	2015-660003190	SHORTER, FAYE &			17	113,264	1000	5,444	491.00										
2014	2014-660003190	SHORTER, FAYE &			17	116,548	1000	5,444	505.00										
2013	2013-660003190	SHORTER, RALPH J			17	110,905	1000	5,444	498.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:26:22
Page 2

Lot Data		Square-Foot - NBHD 1172 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\rln\Pictures\2019-10-02\IMG_0060.JPG 10/9/2019</p>				
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.2562							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	11,160.00 x 5.15 = 57,474							
Factor Value								
Adjustments	1.0000							
Lot Value	57,474							
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	1,435 / 1,435							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	8 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	546 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1968 / 44							
Cost Approach		Manual : 01/2025						
Base Cost	103.43	Total Misc Impr	+	4,220				
Roofing Adj	+ 4.39	Garage Cost	+	14,704				
Subfloor Adj	+ 1.17	Total RCN	=	202,231				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	105,160				
Plumbing Adj	+ 7.28	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	97,071				
Adj Base Cost	= 127.74	Lot Value	+	57,474				
Total Area	x 1,435	Indicated Value	=	154,545				
Adjusted Cost	= 183,307	Value Per SqFt		107.70				
		GRM Approach						
		GRM Code						
		Gross Rent 0.00						
		Indicated Value						
		Multiple Regression						
		MRA Code 1 Test						
		Adusted R 0.8445						
		Indicated Value 152,824 106.50 Per SqFt						
		Direct Comparables						
		Selection Model A Adam Test						
		Adjustment Model 1 2022 Residential						
		Comparables 8						
		Indicated Value 186,720 Per SqFt						
		Value Reconciliation						
		Selected Approach Cost Approach						
		Improvements 97,071						
		Lot Value 57,474						
		Indicated Value 154,545 107.70 Per SqFt						
		Agland Value						
		Site Improvements						
		Total Value 154,545 107.70 Total Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8193	23x5		115	23.90		2,749
PATO	SLAB PORCH - OPEN	144940	14x10		140	10.51		1,471



Rogers

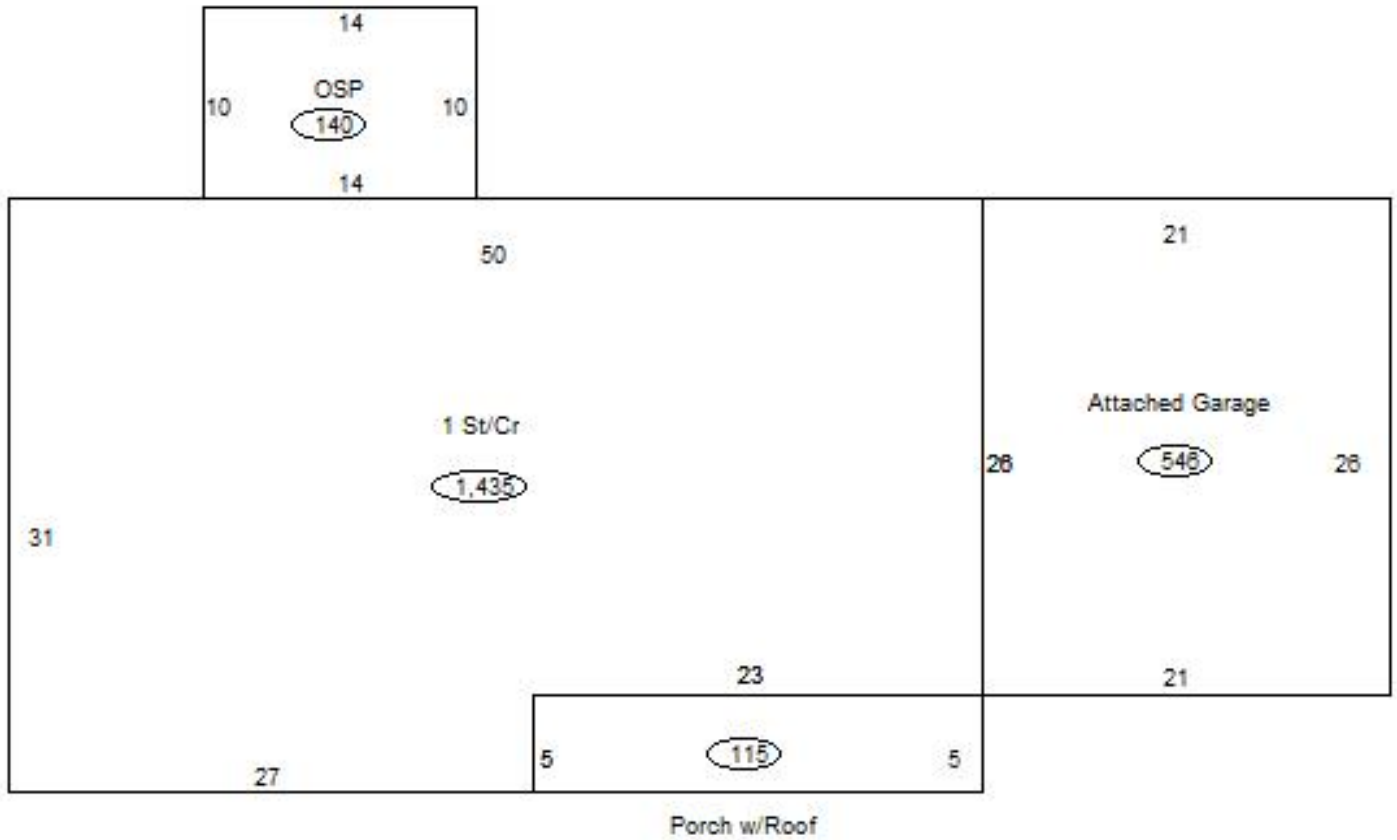
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:26:22
 Page 3

Sketch Image

660003190



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,435	1.000	1,435
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PATO		13	Open Slab	140	1.000	140
Total Building Area						1,435		1,435



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:26:22
Page 4

660003190

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				