



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003263 Parcel ID 21N16E-04-3-00000-000-0000 Cadastral ID 04-21-16-08500 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 66474 STANLEY, THOMAS R & MARGARET J TRUSTEES 1714 W AUSTIN PLACE BROKEN ARROW OK 74011-0000																																																																																																																									
Parcel Location Situs 01703 N LYNN RIGGS BLVD Subdivision Lot/Block / Parcel Size .39 - Acres Sec/Twn/Rng 4 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32677328 -95.60736575 BEG: AT SE/C SD NE SW; N 89-54 W & ALG S/L SD NE SW 952.55' TO A PT ON ELY ROW/L OF OLD HY 66; N 26-55' E & ALG SD ROW/L 668 48'; S 72-28-51 E 160.28' TO POB, S 72-28-51 E 140' TO A PT ON WLY RW/L NEW HWY 66, S 18-45-46 W FOR 0.00' ALG CURVE TO RT WITH RAD (2764.79) & ALG WLY ROW/L OF NEW HWY 66 FOR 120.46',					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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1000/536</td> <td>FRUNZI, DONALD K</td> <td>08/30/1995</td> <td>78,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1000/536	FRUNZI, DONALD K	08/30/1995	78,000	Yes																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1000/536	FRUNZI, DONALD K	08/30/1995	78,000	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>0</td> <td>Land Value 76,446</td> <td>76,446</td> <td>11%</td> <td>8,409</td> <td>Assessed</td> <td>17,881</td> <td>1,652.74</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 154,810</td> <td>86,111</td> <td></td> <td>9,472</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 231,256</td> <td>162,557</td> <td></td> <td>17,881</td> <td>Total Taxable</td> <td>17,881</td> <td>1,653.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 76,446	76,446	11%	8,409	Assessed	17,881	1,652.74	Year Frozen	0	Improvements 154,810	86,111		9,472	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 231,256	162,557		17,881	Total Taxable	17,881	1,653.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	0	Land Value 76,446	76,446	11%	8,409	Assessed	17,881	1,652.74																																																																																																																	
Year Frozen	0	Improvements 154,810	86,111		9,472	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 231,256	162,557		17,881	Total Taxable	17,881	1,653.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>240,911</td><td>0</td><td>17,030</td><td>1,574.00</td></tr> <tr><td>2024</td><td>2024-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>147,445</td><td>0</td><td>16,219</td><td>1,499.00</td></tr> <tr><td>2023</td><td>2023-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>181,105</td><td>0</td><td>19,715</td><td>1,806.00</td></tr> <tr><td>2022</td><td>2022-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>188,935</td><td>0</td><td>18,777</td><td>1,738.00</td></tr> <tr><td>2021</td><td>2021-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>227,804</td><td>0</td><td>17,883</td><td>1,579.00</td></tr> <tr><td>2020</td><td>2020-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>227,804</td><td>0</td><td>17,031</td><td>1,560.00</td></tr> <tr><td>2019</td><td>2019-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>176,757</td><td>0</td><td>16,220</td><td>1,502.00</td></tr> <tr><td>2018</td><td>2018-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>166,917</td><td>0</td><td>15,448</td><td>1,427.00</td></tr> <tr><td>2017</td><td>2017-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>166,917</td><td>0</td><td>14,712</td><td>1,351.00</td></tr> <tr><td>2016</td><td>2016-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>127,380</td><td>0</td><td>14,012</td><td>1,315.00</td></tr> <tr><td>2015</td><td>2015-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>127,380</td><td>0</td><td>14,012</td><td>1,264.00</td></tr> <tr><td>2014</td><td>2014-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>127,380</td><td>0</td><td>14,012</td><td>1,299.00</td></tr> <tr><td>2013</td><td>2013-660003263</td><td>STANLEY, THOMAS R &</td><td>17</td><td>127,380</td><td>0</td><td>14,012</td><td>1,282.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660003263	STANLEY, THOMAS R &	17	240,911	0	17,030	1,574.00	2024	2024-660003263	STANLEY, THOMAS R &	17	147,445	0	16,219	1,499.00	2023	2023-660003263	STANLEY, THOMAS R &	17	181,105	0	19,715	1,806.00	2022	2022-660003263	STANLEY, THOMAS R &	17	188,935	0	18,777	1,738.00	2021	2021-660003263	STANLEY, THOMAS R &	17	227,804	0	17,883	1,579.00	2020	2020-660003263	STANLEY, THOMAS R &	17	227,804	0	17,031	1,560.00	2019	2019-660003263	STANLEY, THOMAS R &	17	176,757	0	16,220	1,502.00	2018	2018-660003263	STANLEY, THOMAS R &	17	166,917	0	15,448	1,427.00	2017	2017-660003263	STANLEY, THOMAS R &	17	166,917	0	14,712	1,351.00	2016	2016-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,315.00	2015	2015-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,264.00	2014	2014-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,299.00	2013	2013-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,282.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660003263	STANLEY, THOMAS R &	17	240,911	0	17,030	1,574.00																																																																																																																		
2024	2024-660003263	STANLEY, THOMAS R &	17	147,445	0	16,219	1,499.00																																																																																																																		
2023	2023-660003263	STANLEY, THOMAS R &	17	181,105	0	19,715	1,806.00																																																																																																																		
2022	2022-660003263	STANLEY, THOMAS R &	17	188,935	0	18,777	1,738.00																																																																																																																		
2021	2021-660003263	STANLEY, THOMAS R &	17	227,804	0	17,883	1,579.00																																																																																																																		
2020	2020-660003263	STANLEY, THOMAS R &	17	227,804	0	17,031	1,560.00																																																																																																																		
2019	2019-660003263	STANLEY, THOMAS R &	17	176,757	0	16,220	1,502.00																																																																																																																		
2018	2018-660003263	STANLEY, THOMAS R &	17	166,917	0	15,448	1,427.00																																																																																																																		
2017	2017-660003263	STANLEY, THOMAS R &	17	166,917	0	14,712	1,351.00																																																																																																																		
2016	2016-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,315.00																																																																																																																		
2015	2015-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,264.00																																																																																																																		
2014	2014-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,299.00																																																																																																																		
2013	2013-660003263	STANLEY, THOMAS R &	17	127,380	0	14,012	1,282.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:07:26
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	16988		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	76,446.00 x 1.00 = 76,446		
Factor Value	0		
Adjustments			
Lot Value	76,446		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026793
Total Building Area	4,250	Image Date	6/13/2023
Total Base Value	417,053	Name	IMG_0005.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	417,053		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	154,310		
Economic Depreciation			
RCNLD (All Sources)	154,310		
Depreciated Improvements			
Outbuilding Value	500		
Total Improvement Value	154,810		
Land Value	76,446		
Cost Approach Value	231,256	54.41/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	500
Miscellaneous Income		Land Value	76,446
Effective Gross Income (EGI)		Total Appraised Value	231,256
Total Expenses			54.41/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

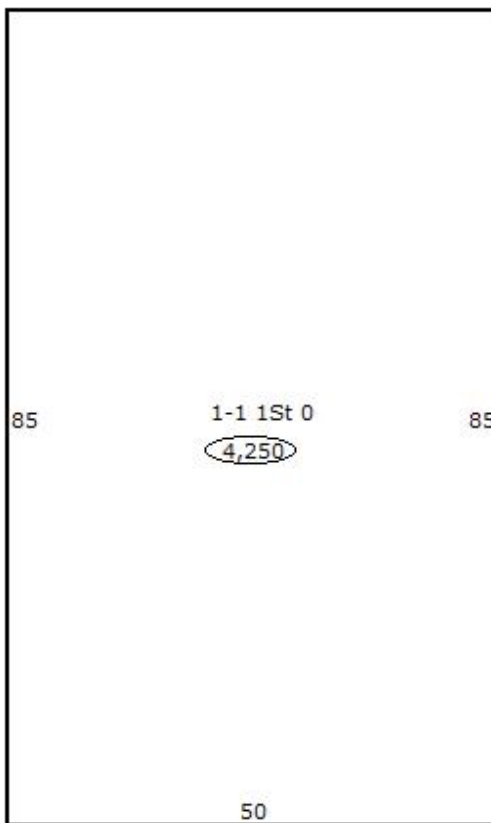
Date 04/18/2026

Time 06:07:26

Page 3

Sketch Image

660003263



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		20	1-1 1St 0	4,250	1.000	4,250
Total Building Area						4,250		4,250



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:26
Page 4

Account 660003263
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-08500

Tax Area Code 17
Property Class UC
Owners Name STANLEY, THOMAS R &

Building Data

Building ID 1225
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,250
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1980
Effective Age 23
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 12 - Heat Pump, Ground Loop Heat
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0005.JPG
Image Date 6/13/2023
Image Name IMG_0005.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 52.15
Wall Cost 26.29
HVAC Cost 19.69
Basement Cost 0.00
Total Base Cost 98.13
Total Area 4,250
Base RCN 417,053
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 417,053
Physical Depreciation 63%
Functional Depreciation
Total Depreciation 63% (262,743)
Total RCNLD 154,310
Lump Sums
Total Building Value 154,310 \$ 36.31 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 06:07:26

Page 5

660003263

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CARPORT	0x0x0			500
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (1.00 x 500)				500		500
Total Site Improvement Value						500