



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 660003866 Parcel ID 000000-00-0-10350-002-0003 Cadastral ID 05-21-16-01110 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 290330 MARESCO PROPERTIES LLC 25375 S 4150 RD CLAREMORE OK 74019-0000 Parcel Location Situs 01407 PARADISE CT Subdivision PARKWAY Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lat/Long: 36.32336593 -95.62506032				Building Permits																																																		
LOT 3 BLOCK 2 PARKWAY				<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																																								
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Exemptions				Sale History																																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2066/434	CREEKWOOD PROPERTIES LLC	11/01/2009	125,000	4																																													
					1681/380	MARTIN, RONALD L &	05/26/2005	0	4																																													
					1644/884	MARTIN, RONALD L &	12/21/2004	0																																														
					1313/652	STAUFFER, JAMES S JR	08/24/2001	94,000	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>2002</td> <td>Land Value 46,497</td> <td>23,928</td> <td>11%</td> <td>2,632</td> <td>Assessed</td> <td>16,381</td> <td>1,514.10</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 141,771</td> <td>124,992</td> <td> </td> <td>13,749</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 188,268</td> <td>148,920</td> <td> </td> <td>16,381</td> <td>Total Taxable</td> <td>16,381</td> <td>1,514.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2002	Land Value 46,497	23,928	11%	2,632	Assessed	16,381	1,514.10	Year Frozen	0	Improvements 141,771	124,992		13,749	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 188,268	148,920		16,381	Total Taxable	16,381	1,514.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003866	MARESCO PROPERTIES LLC	17	186,455	0	15,601	1,442.00																																															
2024	2024-660003866	MARESCO PROPERTIES LLC	17	182,407	0	14,858	1,373.00																																															
2023	2023-660003866	MARESCO PROPERTIES LLC	17	149,980	0	14,151	1,296.00																																															
2022	2022-660003866	MARESCO PROPERTIES LLC	17	122,519	0	13,477	1,248.00																																															
2021	2021-660003866	MARESCO PROPERTIES LLC	17	133,961	0	14,736	1,301.00																																															
2020	2020-660003866	MARESCO PROPERTIES LLC	17	131,781	0	14,496	1,327.00																																															
2019	2019-660003866	MARESCO PROPERTIES LLC	17	128,582	0	14,144	1,310.00																																															
2018	2018-660003866	MARESCO PROPERTIES LLC	17	135,463	0	14,901	1,377.00																																															
2017	2017-660003866	MARESCO PROPERTIES LLC	17	134,322	0	14,775	1,357.00																																															
2016	2016-660003866	MARESCO PROPERTIES LLC	17	128,532	0	14,139	1,327.00																																															
2015	2015-660003866	MARESCO PROPERTIES LLC	17	124,797	0	13,728	1,238.00																																															
2014	2014-660003866	MARESCO PROPERTIES LLC	17	125,205	0	13,112	1,216.00																																															
2013	2013-660003866	MARESCO PROPERTIES LLC	17	120,174	0	12,487	1,143.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2191		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,545.00 x 4.87 = 46,497		
Factor Value			
Adjustments	1.0000		
Lot Value	46,497		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	173,389	90.31	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.26	Total Misc Impr	+ 11,902
Roofing Adj	+ 3.69	Garage Cost	+ 17,326
Subfloor Adj	+ 0.00	Total RCN	= 277,983
Heat/Cool Adj	+ 10.74	Depreciation (49%)	- 136,212
Plumbing Adj	+ 6.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 141,771
Adj Base Cost	= 129.56	Lot Value	+ 46,497
Total Area	x 1,920	Indicated Value	= 188,268
Adjusted Cost	= 248,755	Value Per SqFt	98.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,771		
Lot Value	46,497		
Indicated Value	188,268	98.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	188,268	98.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,773.09		4,773
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PRCH	SLAB PORCH - COVERED	9686	4x2		8	24.43		195
PRCH	SLAB PORCH - COVERED	9687	4x2		8	24.43		195
PATO	SLAB PORCH - OPEN	9688	12x8		96	10.24		983
PATO	SLAB PORCH - OPEN	9689	12x8		96	10.24		983



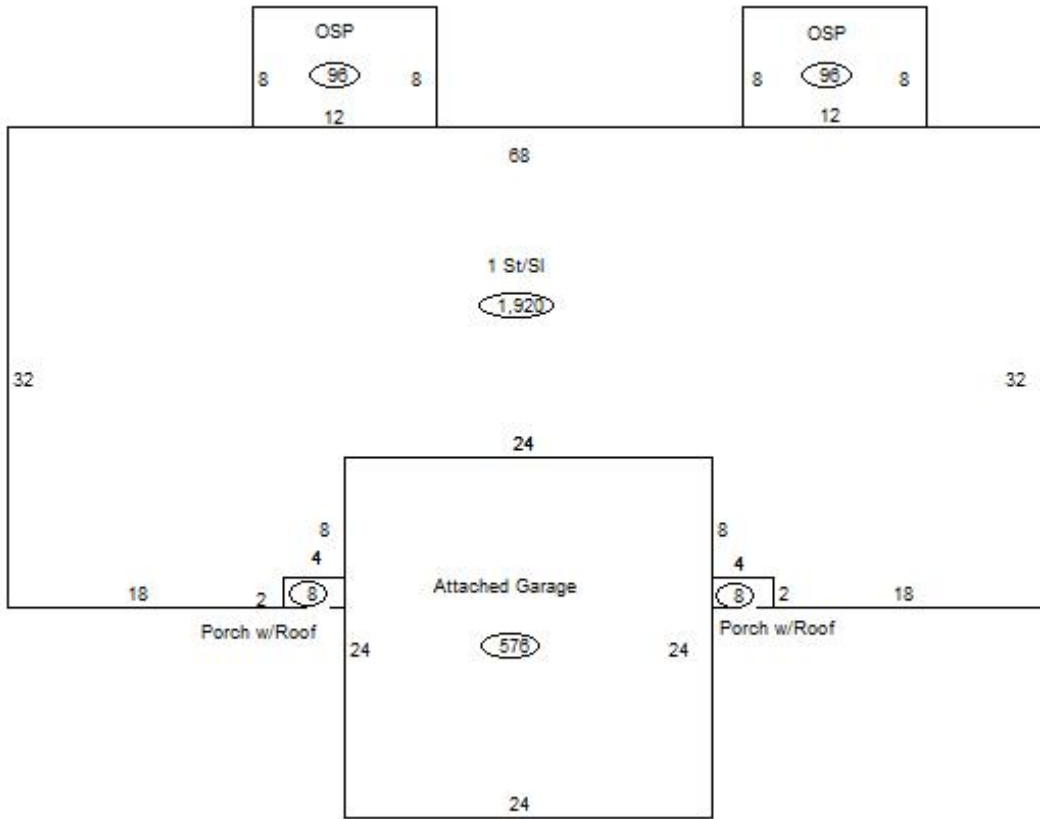
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Sketch Image

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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	1,920	1.000	1,920
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PRCH		13	SLBC	8	1.000	8
5	M	PATO		13	Open Slab	96	1.000	96
6	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,920		1,920