



# 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	660003872									
Parcel ID	000000-00-0-10350-002-0009									
Cadastral ID	05-21-16-01170									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	32144									
SALLAK, HUSSEIN M										
1705 OAKRIDGE DR CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01636 LEE									
Subdivision	PARKWAY									
Lot/Block	0009 / 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: 36.32394915 -95.62378999				Building Permits						
LOT 9 BLOCK 2 PARKWAY				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap	0	Land Value	45,790	23,563	11%	2,592	Assessed	12,432	1,149.09	
Year Frozen	0	Improvements	102,460	89,456		9,840	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	148,250	113,019		12,432	Total Taxable	12,432	1,149.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660003872	SALLAK, HUSSEIN M	17	147,460	0	11,841	1,094.00			
2024	2024-660003872	SALLAK, HUSSEIN M	17	141,611	0	11,277	1,042.00			
2023	2023-660003872	SALLAK, HUSSEIN M	17	114,323	0	10,740	984.00			
2022	2022-660003872	SALLAK, HUSSEIN M	17	92,983	0	10,228	947.00			
2021	2021-660003872	SALLAK, HUSSEIN M	17	101,280	0	10,322	911.00			
2020	2020-660003872	SALLAK, HUSSEIN M	17	99,688	0	9,830	900.00			
2019	2019-660003872	SALLAK, HUSSEIN M	17	85,110	0	9,362	867.00			
2018	2018-660003872	SALLAK, HUSSEIN M	17	93,293	0	10,262	948.00			
2017	2017-660003872	SALLAK, HUSSEIN M	17	92,544	0	10,180	935.00			
2016	2016-660003872	SALLAK, HUSSEIN M	17	97,526	0	10,728	1,007.00			
2015	2015-660003872	SALLAK, HUSSEIN M	17	94,792	0	10,427	940.00			
2014	2014-660003872	SALLAK, HUSSEIN M	17	101,074	0	10,606	983.00			
2013	2013-660003872	SALLAK, HUSSEIN M	17	97,948	0	10,101	924.00			



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2132		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	9,288.00 x 4.93 = 45,790		
Factor Value			
Adjustments	1.0000		
Lot Value	45,790		



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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	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,644 / 1,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,644
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	624 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	164,133 99.84 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	102,460
Lot Value	45,790
Indicated Value	148,250 90.18 Per SqFt
Agland Value	
Site Improvements	
Total Value	148,250 90.18 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.78	Total Misc Impr	+ 5,534
Roofing Adj	+ 3.79	Garage Cost	+ 18,483
Subfloor Adj	+ 0.00	Total RCN	= 238,280
Heat/Cool Adj	+ 10.74	Depreciation ( 57%)	- 135,820
Plumbing Adj	+ 8.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 102,460
Adj Base Cost	= 130.33	Lot Value	+ 45,790
Total Area	x 1,644	Indicated Value	= 148,250
Adjusted Cost	= 214,263	Value Per SqFt	90.18

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9721	12x6		72	24.21		1,743
PRCH	SLAB PORCH - COVERED	9722	12x6		72	24.21		1,743
PATO	SLAB PORCH - OPEN	9723	10x10		100	10.24		1,024
PATO	SLAB PORCH - OPEN	9724	10x10		100	10.24		1,024

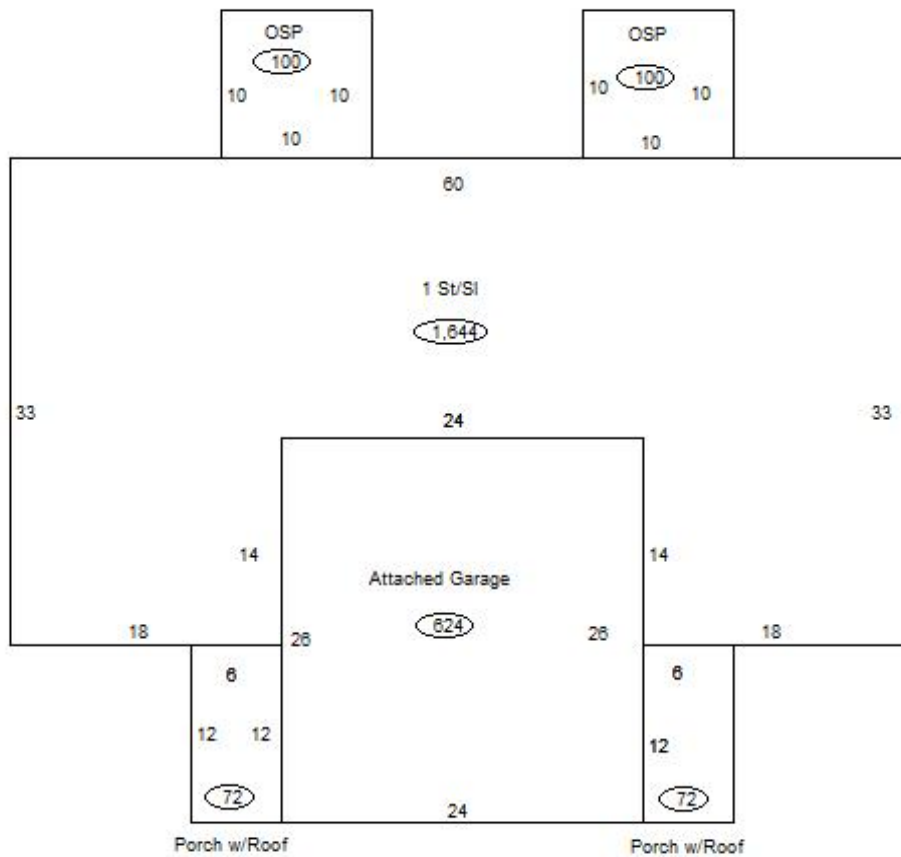


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Sketch Image

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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/SI	1,644	1.000	1,644
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	72	1.000	72
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PATO		13	Open Slab	100	1.000	100
<b>Total Building Area</b>						1,644		1,644



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### 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 (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				