



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 660003881 Parcel ID 000000-00-0-10350-002-0018 Cadastral ID 05-21-16-01260 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349159 1408 PARADISE PARKWAY LAND TRUST 1513 E RENO ST BROKEN ARROW OK 74012-0000 Parcel Location Situs 01408 PARADISE PARK Subdivision PARKWAY Lot/Block 0018 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0011.JPG 4/21/2023</p>																																																	
Legal Description Lot/Long: 36.32534046 -95.62508374																																																						
LOT 18 BLOCK 2 PARKWAY					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																																													
					/	BUZZELLI, R PATRICK & KAREN S	01/12/2026	84,500	YES																																													
					1119/406	LUNDY, RICHARD G &	06/26/1998	85,000	Yes																																													
					1029/76	PENTAGON INVESTMENT CORP	06/13/1996	340,000	No																																													
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>2027</td> <td>Land Value 45,218</td> <td>23,160</td> <td>11%</td> <td>2,548</td> <td>Assessed</td> <td>15,520</td> <td>1,434.51</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 140,670</td> <td>117,930</td> <td> </td> <td>12,972</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 185,888</td> <td>141,090</td> <td> </td> <td>15,520</td> <td>Total Taxable</td> <td>15,520</td> <td>1,435.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2027	Land Value 45,218	23,160	11%	2,548	Assessed	15,520	1,434.51	Year Frozen	0	Improvements 140,670	117,930		12,972	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 185,888	141,090		15,520	Total Taxable	15,520	1,435.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003881	BUZZELLI, R PATRICK & KAREN S	17	183,706	0	14,781	1,366.00																																															
2024	2024-660003881	BUZZELLI, R PATRICK & KAREN S	17	179,006	0	14,077	1,301.00																																															
2023	2023-660003881	BUZZELLI, R PATRICK & KAREN S	17	148,837	0	13,406	1,228.00																																															
2022	2022-660003881	BUZZELLI, R PATRICK & KAREN S	17	116,077	0	12,768	1,182.00																																															
2021	2021-660003881	BUZZELLI, R PATRICK & KAREN S	17	125,086	0	13,759	1,215.00																																															
2020	2020-660003881	BUZZELLI, R PATRICK & KAREN S	17	126,180	0	13,880	1,271.00																																															
2019	2019-660003881	BUZZELLI, R PATRICK & KAREN S	17	120,256	0	13,228	1,225.00																																															
2018	2018-660003881	BUZZELLI, R PATRICK & KAREN S	17	126,775	0	13,945	1,289.00																																															
2017	2017-660003881	BUZZELLI, R PATRICK & KAREN S	17	125,712	0	13,828	1,270.00																																															
2016	2016-660003881	BUZZELLI, R PATRICK & KAREN S	17	120,266	0	13,229	1,242.00																																															
2015	2015-660003881	BUZZELLI, R PATRICK & KAREN S	17	116,782	0	12,846	1,159.00																																															
2014	2014-660003881	BUZZELLI, R PATRICK & KAREN S	17	119,840	0	12,595	1,168.00																																															
2013	2013-660003881	BUZZELLI, R PATRICK & KAREN S	17	115,560	0	11,996	1,098.00																																															



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2085	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,080.00 x 4.98 = 45,218	
Factor Value		
Adjustments	1.0000	
Lot Value	45,218	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,830 / 1,830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,830
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35



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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	188,146	102.81	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	111,51	Total Misc Impr	+	6,742	
Roofing Adj	+ 3.87	Garage Cost	+	19,052	
Subfloor Adj	+ -0.40	Total RCN	=	270,520	
Heat/Cool Adj	+ 11.22	Depreciation (48%)	-	129,850	
Plumbing Adj	+ 7.53	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	140,670	
Adj Base Cost	= 133.73	Lot Value	+	45,218	
Total Area	x 1,830	Indicated Value	=	185,888	
Adjusted Cost	= 244,726	Value Per SqFt		101.58	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,670		
Lot Value	45,218		
Indicated Value	185,888	101.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,888	101.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9772	23x6		138	25.75		3,554
PATO	SLAB PORCH - OPEN	9773	11x11		121	10.67		1,291
PRCH	SLAB PORCH - COVERED	9774	12x4		48	25.93		1,245
PATO	SLAB PORCH - OPEN	9775	12x5		60	10.86		652

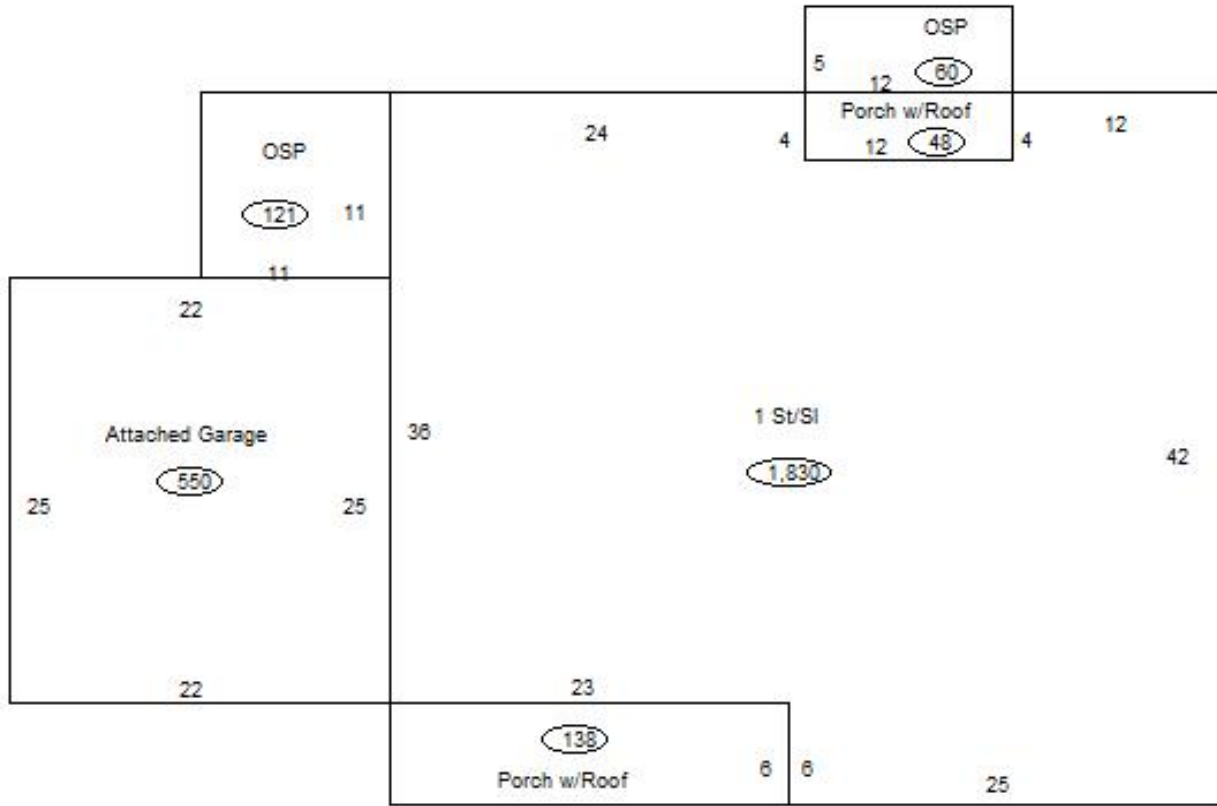


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Sketch Image

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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	1,830	1.000	1,830
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PATO		13	Open Slab	121	1.000	121
5	M	PRCH		13	SLBC	48	1.000	48
6	M	PATO		13	Open Slab	60	1.000	60
Total Building Area						1,830		1,830