



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:57:03
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Assessment Data					Primary Image																																																	
Account 660003883 Parcel ID 000000-00-0-10350-002-0020 Cadastral ID 05-21-16-01280 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 304074 MARESCO PROPERTIES LLC 25375 S 4150 CLAREMORE OK 74019-0000 Parcel Location Situs 01412 PARADISE PARK Subdivision PARKWAY Lot/Block 0020 / 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_0013.JPG 4/21/2023</p>																																																	
Legal Description Lat/Long: 36.32533382 -95.62564651																																																						
LOT 20 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2147/902	CAFASSO 1995 LIVING TRUST	12/21/2010	470,000	11																																													
					1116/688	LUNDY, RICHARD G &	05/18/1998	235,000	No																																													
					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>2011</td> <td>Land Value 50,077</td> <td>23,644</td> <td>11%</td> <td>2,601</td> <td>Assessed</td> <td>15,052</td> <td>1,391.26</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 136,075</td> <td>113,193</td> <td> </td> <td>12,451</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 186,152</td> <td>136,837</td> <td> </td> <td>15,052</td> <td>Total Taxable</td> <td>15,052</td> <td>1,391.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2011	Land Value 50,077	23,644	11%	2,601	Assessed	15,052	1,391.26	Year Frozen	0	Improvements 136,075	113,193		12,451	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 186,152	136,837		15,052	Total Taxable	15,052	1,391.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003883	MARESCO PROPERTIES LLC	17	184,028	0	14,335	1,325.00																																															
2024	2024-660003883	MARESCO PROPERTIES LLC	17	181,477	0	13,653	1,262.00																																															
2023	2023-660003883	MARESCO PROPERTIES LLC	17	144,407	0	13,002	1,191.00																																															
2022	2022-660003883	MARESCO PROPERTIES LLC	17	112,578	0	12,384	1,146.00																																															
2021	2021-660003883	MARESCO PROPERTIES LLC	17	121,763	0	13,394	1,183.00																																															
2020	2020-660003883	MARESCO PROPERTIES LLC	17	122,818	0	13,487	1,235.00																																															
2019	2019-660003883	MARESCO PROPERTIES LLC	17	116,775	0	12,845	1,190.00																																															
2018	2018-660003883	MARESCO PROPERTIES LLC	17	123,159	0	13,547	1,252.00																																															
2017	2017-660003883	MARESCO PROPERTIES LLC	17	122,116	0	13,433	1,234.00																																															
2016	2016-660003883	MARESCO PROPERTIES LLC	17	116,825	0	12,851	1,206.00																																															
2015	2015-660003883	MARESCO PROPERTIES LLC	17	113,438	0	12,478	1,125.00																																															
2014	2014-660003883	MARESCO PROPERTIES LLC	17	116,407	0	12,466	1,156.00																																															
2013	2013-660003883	MARESCO PROPERTIES LLC	17	113,745	0	11,873	1,086.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.249		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,847.00 x 4.62 = 50,077		
Factor Value			
Adjustments	1.0000		
Lot Value	50,077		



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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	1,731 / 1,731
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,731
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	636 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	189,759	109.62	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	112.67	Total Misc Impr	+ 5,984
Roofing Adj	+ 3.91	Garage Cost	+ 21,408
Subfloor Adj	+ -0.40	Total RCN	= 261,683
Heat/Cool Adj	+ 11.22	Depreciation (48%)	- 125,608
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,075
Adj Base Cost	= 135.35	Lot Value	+ 50,077
Total Area	x 1,731	Indicated Value	= 186,152
Adjusted Cost	= 234,291	Value Per SqFt	107.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,075		
Lot Value	50,077		
Indicated Value	186,152	107.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,152	107.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9784	18x7		126	25.75		3,245
PRCH	SLAB PORCH - COVERED	9785	6x3		18	26.03		469
PRCH	SLAB PORCH - COVERED	9786	22x4		88	25.79		2,270

