



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 660003896 Parcel ID 000000-00-0-10350-003-0006 Cadastral ID 05-21-16-01410 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 320449 WARD, SONYA K & DAVID F 1403 PARADISE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01403 PARADISE LN Subdivision PARKWAY Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">04/21/2023 11:47</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0022.JPG 4/21/2023</p>																																																	
Legal Description Lat/Long: 36.32406770 -95.62438269																																																						
LOT 6 BLOCK 3 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																																													
					2605/47	BITTING, RICKEY S &	01/05/2017	115,000	YES																																													
					1908/532	ROBINSON, MARY L	10/17/2007	102,000	YES																																													
					1122/327	MARTIN, STEVEN H &	07/17/1998	72,500	No																																													
					797/812			57,000	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>2018</td> <td>Land Value 47,588</td> <td>29,418</td> <td>11%</td> <td>3,236</td> <td>Assessed</td> <td>15,032</td> <td>1,389.41</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 107,240</td> <td>107,240</td> <td> </td> <td>11,796</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 154,828</td> <td>136,658</td> <td> </td> <td>15,032</td> <td>Total Taxable</td> <td>15,032</td> <td>1,389.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2018	Land Value 47,588	29,418	11%	3,236	Assessed	15,032	1,389.41	Year Frozen	0	Improvements 107,240	107,240		11,796	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 154,828	136,658		15,032	Total Taxable	15,032	1,389.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003896	WARD, SONYA K & DAVID F	17	153,108	0	14,317	1,323.00																																															
2024	2024-660003896	WARD, SONYA K & DAVID F	17	155,455	0	13,635	1,260.00																																															
2023	2023-660003896	WARD, SONYA K & DAVID F	17	118,052	0	12,986	1,190.00																																															
2022	2022-660003896	WARD, SONYA K & DAVID F	17	114,562	0	12,602	1,167.00																																															
2021	2021-660003896	WARD, SONYA K & DAVID F	17	115,680	0	12,725	1,124.00																																															
2020	2020-660003896	WARD, SONYA K & DAVID F	17	116,332	0	12,797	1,172.00																																															
2019	2019-660003896	WARD, SONYA K & DAVID F	17	111,232	0	12,236	1,133.00																																															
2018	2018-660003896	WARD, SONYA K & DAVID F	17	115,548	0	12,710	1,174.00																																															
2017	2017-660003896	WARD, SONYA K & DAVID F	17	103,498	0	11,385	1,046.00																																															
2016	2016-660003896	BITTING, RICKEY S &	17	100,968	0	11,106	1,042.00																																															
2015	2015-660003896	BITTING, RICKEY S &	17	100,418	0	11,046	996.00																																															
2014	2014-660003896	BITTING, RICKEY S &	17	103,232	0	11,074	1,027.00																																															
2013	2013-660003896	BITTING, RICKEY S &	17	97,846	0	10,546	965.00																																															



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.2282 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 9,942.00 x 4.79 = 47,588 Factor Value Adjustments 1.0000 Lot Value 47,588		<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0022.JPG 4/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,278 / 1,278
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,278
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

Cost Approach		Manual : 01/2025	
Base Cost	103.39	Total Misc Impr	+ 7,563
Roofing Adj	+ 4.67	Garage Cost	+ 12,063
Subfloor Adj	+ -1.22	Total RCN	= 184,897
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 77,657
Plumbing Adj	+ 11.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,240
Adj Base Cost	= 129.32	Lot Value	+ 47,588
Total Area	x 1,278	Indicated Value	= 154,828
Adjusted Cost	= 165,271	Value Per SqFt	121.15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	146,371	114.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	160,360		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,240		
Lot Value	47,588		
Indicated Value	154,828	121.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	154,828	121.15	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	9852	7x4		28	10.86		304
PATO	SLAB PORCH - OPEN	9853	226		226	9.57		2,163



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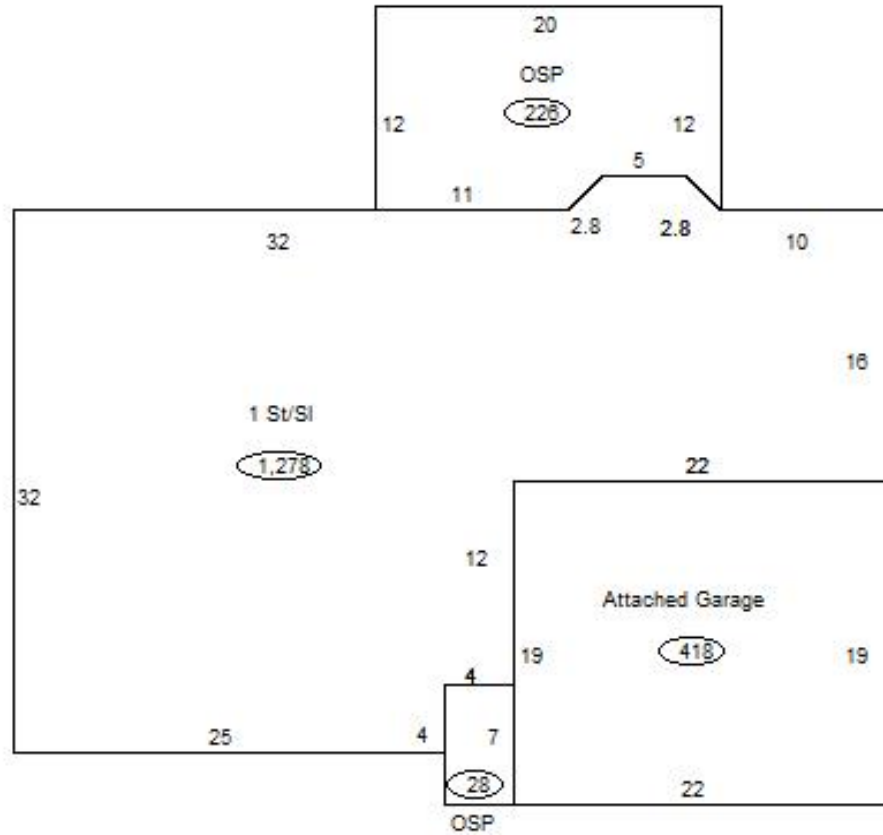
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Sketch Image

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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	1,278	1.000	1,278
2	G	1		13	Attached Garage	418	1.000	418
3	M	PATO		13	Open Slab	28	1.000	28
4	M	PATO		13	Open Slab	226	1.000	226
Total Building Area						1,278		1,278



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
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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)				



CP	Carport Dirt		0x0x0			
Qual		Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (3.50 x)				