



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:57:07
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Assessment Data					Primary Image														
Account 660003898 Parcel ID 000000-00-0-10350-003-0008 Cadastral ID 05-21-16-01430 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347283 ROSE ROCK PORTFOLIO LLC 10515 N 205TH E AVE CLAREMORE OK 74019-0000 Parcel Location Situs 01407 PARADISE LN Subdivision PARKWAY Lot/Block 0008 / 0003 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_0027.JPG 4/21/2023</p>														
Legal Description Lat/Long: 36.32407827 -95.62491972																			
LOT 8 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										
H	Homestead	No	1,000		/	PIRRONE, ERIC & JADE	06/06/2025	0	4										
H	Homestead	No	1,000		/	SEC OF HUD	04/28/2020	0	3										
					/	US BANK NA	12/30/2019	0	3										
					/	RESH, CHARLES W & DIEDRA R	12/04/2019	0	10										
					2419/764	PUFFETT, TONY WAYNE &	08/13/2014	117,000	YES										
					1379/900	RACHELS, TRUMAN L &	05/23/2002	84,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value	45,724	38,391	11%	4,223	Assessed	16,162 1,493.85										
Year Frozen	0		Improvements	108,535	108,535		11,939	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	154,259	146,926		16,162	Total Taxable	16,162 1,494.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003898	ROSE ROCK PORTFOLIO LLC			17	150,748	0	15,393	1,423.00										
2024	2024-660003898	PIRRONE, ERIC T			17	151,781	0	14,660	1,355.00										
2023	2023-660003898	PIRRONE, ERIC T			17	129,059	0	13,961	1,279.00										
2022	2022-660003898	PIRRONE, ERIC T			17	120,878	0	13,297	1,231.00										
2021	2021-660003898	PIRRONE, ERIC T			17	126,423	0	13,907	1,228.00										
2020	2020-660003898	PIRRONE, ERIC T			17	124,368	0	13,676	1,252.00										
2019	2019-660003898	RESH, CHARLES W & DIEDRA R			17	118,411	1000	12,025	1,114.00										
2018	2018-660003898	RESH, CHARLES W & DIEDRA R			17	123,027	1000	12,533	1,158.00										
2017	2017-660003898	RESH, CHARLES W & DIEDRA R			17	122,031	1000	12,423	1,141.00										
2016	2016-660003898	RESH, CHARLES W & DIEDRA R			17	118,922	1000	12,081	1,134.00										
2015	2015-660003898	RESH, CHARLES W & DIEDRA R			17	117,089	1000	11,880	1,071.00										
2014	2014-660003898	RESH, CHARLES W & DIEDRA R			17	105,359	1000	10,179	944.00										
2013	2013-660003898	PUFFETT, TONY WAYNE &			17	99,652	1000	9,854	902.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2127		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,264.00 x 4.94 = 45,724		
Factor Value			
Adjustments	1.0000		
Lot Value	45,724		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,369 / 1,369
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,369
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 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	153,610 112.21 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	175,280 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	108,535
Lot Value	45,724
Indicated Value	154,259 112.68 Per SqFt
Agland Value	
Site Improvements	
Total Value	154,259 112.68 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.26	Total Misc Impr	+ 9,023
Roofing Adj	+ 4.42	Garage Cost	+ 13,282
Subfloor Adj	+ -1.15	Total RCN	= 193,813
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 85,278
Plumbing Adj	+ 10.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 108,535
Adj Base Cost	= 125.28	Lot Value	+ 45,724
Total Area	x 1,369	Indicated Value	= 154,259
Adjusted Cost	= 171,508	Value Per SqFt	112.68

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
PRCH	SLAB PORCH - COVERED	9860		101	101	23.95		2,419
PATO	SLAB PORCH - OPEN	9861		12x12	144	10.47		1,508



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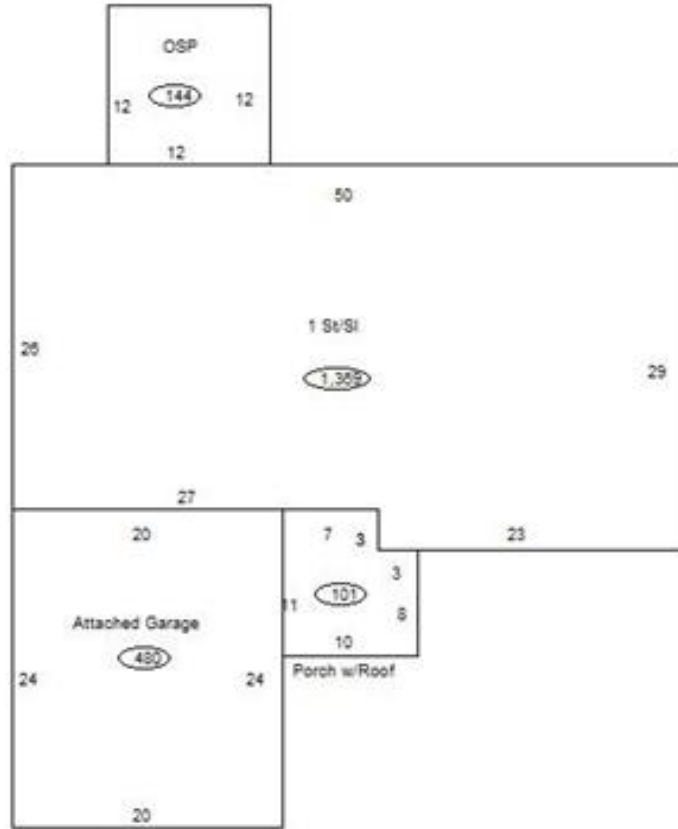
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Sketch Image

660003898



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,369	1.000	1,369
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	101	1.000	101
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,369		1,369