



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 | 660004095 | | | | | | | | | | | | | |
| Parcel ID | 000000-00-0-10260-002-0007 | | | | | | | | | | | | | |
| Cadastral ID | 05-21-16-06460 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | URP | VI Area | 1 | | | | | | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | | | | | | |
| Name ID | 342274 | | | | | | | | | | | | | |
| GREEN, TINA | | | | | | | | | | | | | | |
| 1114 W 16TH PL CLAREMORE OK 74017-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 01114 W 16TH PL N | | | | | | | | | | | | | |
| Subdivision | MEADOW VIEW | | | | | | | | | | | | | |
| Lot/Block | 0007 / 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: 36.32495269 -95.62295649 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| LOT 7 BLOCK 2 MEADOW VIEW | | | | | | | | | | | | | | |
| <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 | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| / | WILSON, ASHLEY | 07/11/2023 | 156,000 | YES | | | | | | | | | | |
| / | MCCUISTION, JAMES ANDREW & | 11/15/2019 | 95,000 | YES | | | | | | | | | | |
| 2059/106 | HIDDEN, ANDREW & ANN | 09/25/2009 | 88,500 | YES | | | | | | | | | | |
| 1273/73 | STELLMAN, VERNON H SETTLOR | 03/01/2001 | 65,000 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | |
| Remove Cap | 2024 | Land Value | 58,685 | 58,685 | 11% | Assessed | 17,157 | 1,585.82 | | | | | | |
| Year Frozen | 0 | Improvements | 97,295 | 97,295 | | Penalty | 0 | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | Exemption | 1,000 | -93.00 | | | | | | |
| TIF Project ID | 0 | Total Value | 155,980 | 155,980 | | Total Taxable | 16,157 | 1,493.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660004095 | GREEN, TINA | 17 | 152,756 | 0 | 16,803 | 1,553.00 | | | | | | | |
| 2024 | 2024-660004095 | GREEN, TINA | 17 | 157,134 | 0 | 17,284 | 1,597.00 | | | | | | | |
| 2023 | 2023-660004095 | GREEN, TINA | 17 | 107,096 | 0 | 10,811 | 990.00 | | | | | | | |
| 2022 | 2022-660004095 | WILSON, ASHLEY | 17 | 93,597 | 0 | 10,296 | 953.00 | | | | | | | |
| 2021 | 2021-660004095 | WILSON, ASHLEY | 17 | 96,933 | 0 | 10,663 | 942.00 | | | | | | | |
| 2020 | 2020-660004095 | WILSON, ASHLEY | 17 | 97,667 | 0 | 10,743 | 984.00 | | | | | | | |
| 2019 | 2019-660004095 | MCCUISTION, JAMES ANDREW & | 17 | 90,861 | 0 | 9,995 | 926.00 | | | | | | | |
| 2018 | 2018-660004095 | MCCUISTION, JAMES ANDREW & | 17 | 94,781 | 0 | 10,426 | 963.00 | | | | | | | |
| 2017 | 2017-660004095 | MCCUISTION, JAMES ANDREW & | 17 | 94,030 | 0 | 10,343 | 950.00 | | | | | | | |
| 2016 | 2016-660004095 | MCCUISTION, JAMES ANDREW & | 17 | 91,774 | 0 | 10,095 | 948.00 | | | | | | | |
| 2015 | 2015-660004095 | MCCUISTION, JAMES ANDREW & | 17 | 89,033 | 0 | 9,794 | 883.00 | | | | | | | |
| 2014 | 2014-660004095 | MCCUISTION, JAMES ANDREW & | 17 | 91,699 | 0 | 10,023 | 929.00 | | | | | | | |
| 2013 | 2013-660004095 | MCCUISTION, JAMES ANDREW & | 17 | 86,778 | 0 | 9,546 | 874.00 | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1183 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 10000 | |
| Non-Ag Acres | 0.1996 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LOT SIZE ADJUSTMENT | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 8,694.00 x 5.00 = 43,470 | |
| Factor Value | | |
| Adjustments | 1.3500 | |
| Lot Value | 58,685 | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,529 / 1,529 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,529 |
| Fixture/RghIn | 4 / |
| Bed/F/H Bath | 3 / 1.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1972 / 41 |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_003; 4/24/2023

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 113,237 74.06 Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 6 |
| Indicated Value | 141,170 Per SqFt |

| Value Reconciliation | |
|----------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 97,295 |
| Lot Value | 58,685 |
| Indicated Value | 155,980 102.01 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 155,980 102.01 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 101.78 | Total Misc Impr | + 508 |
| Roofing Adj | + 4.33 | Garage Cost | + 508 |
| Subfloor Adj | + -1.20 | Total RCN | = 184,034 |
| Heat/Cool Adj | + 11.47 | Depreciation (49%) | - 90,177 |
| Plumbing Adj | + 3.65 | Lump Sums | + 3,438 |
| Basement Adj | + 0.00 | RCNLD | = 97,295 |
| Adj Base Cost | = 120.03 | Lot Value | + 58,685 |
| Total Area | x 1,529 | Indicated Value | = 155,980 |
| Adjusted Cost | = 183,526 | Value Per SqFt | 102.01 |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | SLAB PORCH - COVERED | 10482 | 7x3 | | 21 | 24.20 | 508 |
| WODO | WOOD DECK - OPEN | 144879 | 147 | | 147 | 23.39 | 3,438 |



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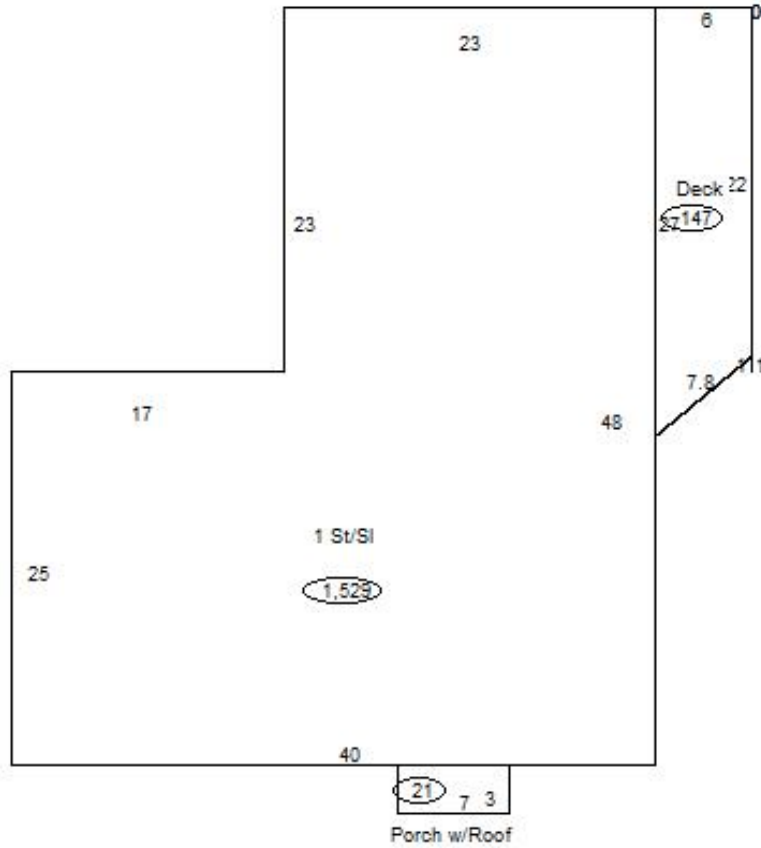
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Sketch Image

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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/Sl | 1,529 | 1.000 | 1,529 |
| 2 | M | PRCH | | 13 | SLBC | 21 | 1.000 | 21 |
| 3 | M | WODO | | 13 | WODO | 147 | 1.000 | 147 |
| Total Building Area | | | | | | 1,529 | | 1,529 |



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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 (0% Phys/ % Func) | RCNLD |
| Base Cost (4.68 x) | | | | |