



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 660004119 Parcel ID 000000-00-0-10260-002-0031 Cadastral ID 05-21-16-06700 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 269678 VINES PROPERTIES INC PO BOX 498 OWASSO OK 74055-0000 Parcel Location Situs 01109 W 16TH ST N Subdivision MEADOW VIEW Lot/Block 0031 / 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: 36.32374375 -95.62265998				Building Permits																																																		
LOT 31 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																																								
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Exemptions				Sale History																																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1940/98	SEC OF HUD	03/10/2008	0	1																																													
					1904/302	BAKER, DANIEL &	08/14/2007	0	10																																													
					1634/277	PATE, TIMOTHY ANDREW	11/03/2004	68,500	YES																																													
					970/514	BURKE, KATHY A	10/06/1994	45,000	Yes																																													
					837/838			45,000	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>0</td> <td>Land Value 35,845</td> <td>25,432</td> <td>11%</td> <td>2,798</td> <td>Assessed</td> <td>8,259</td> <td>763.38</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 62,577</td> <td>49,643</td> <td> </td> <td>5,461</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 98,422</td> <td>75,075</td> <td> </td> <td>8,259</td> <td>Total Taxable</td> <td>8,259</td> <td>763.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 35,845	25,432	11%	2,798	Assessed	8,259	763.38	Year Frozen	0	Improvements 62,577	49,643		5,461	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 98,422	75,075		8,259	Total Taxable	8,259	763.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004119	VINES PROPERTIES INC	17	96,356	0	7,865	727.00																																															
2024	2024-660004119	VINES PROPERTIES INC	17	95,653	0	7,490	692.00																																															
2023	2023-660004119	VINES PROPERTIES INC	17	74,174	0	7,134	653.00																																															
2022	2022-660004119	VINES PROPERTIES INC	17	61,766	0	6,794	629.00																																															
2021	2021-660004119	VINES PROPERTIES INC	17	61,818	0	6,800	600.00																																															
2020	2020-660004119	VINES PROPERTIES INC	17	60,987	0	6,709	614.00																																															
2019	2019-660004119	VINES PROPERTIES INC	17	60,102	0	6,611	612.00																																															
2018	2018-660004119	VINES PROPERTIES INC	17	65,327	0	7,186	664.00																																															
2017	2017-660004119	VINES PROPERTIES INC	17	64,866	0	7,135	655.00																																															
2016	2016-660004119	VINES PROPERTIES INC	17	63,485	0	6,983	655.00																																															
2015	2015-660004119	VINES PROPERTIES INC	17	61,877	0	6,806	614.00																																															
2014	2014-660004119	VINES PROPERTIES INC	17	62,290	0	6,852	635.00																																															
2013	2013-660004119	VINES PROPERTIES INC	17	62,129	0	6,834	625.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.1646		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	7,169.00 x 5.00 = 35,845		
Factor Value			
Adjustments	1.0000		
Lot Value	35,845		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_006 4/24/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	878 / 878
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	878
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	513 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	106,638	121.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	119,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.49	Total Misc Impr	+ 2,510				
Roofing Adj	+ 4.57	Garage Cost	+ 11,902				
Subfloor Adj	+ 0.00	Total RCN	= 130,369				
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 67,792				
Plumbing Adj	+ 5.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 62,577				
Adj Base Cost	= 132.07	Lot Value	+ 35,845				
Total Area	x 878	Indicated Value	= 98,422				
Adjusted Cost	= 115,957	Value Per SqFt	112.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,577		
Lot Value	35,845		
Indicated Value	98,422	112.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	98,422	112.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10571	12x10		120	20.92		2,510



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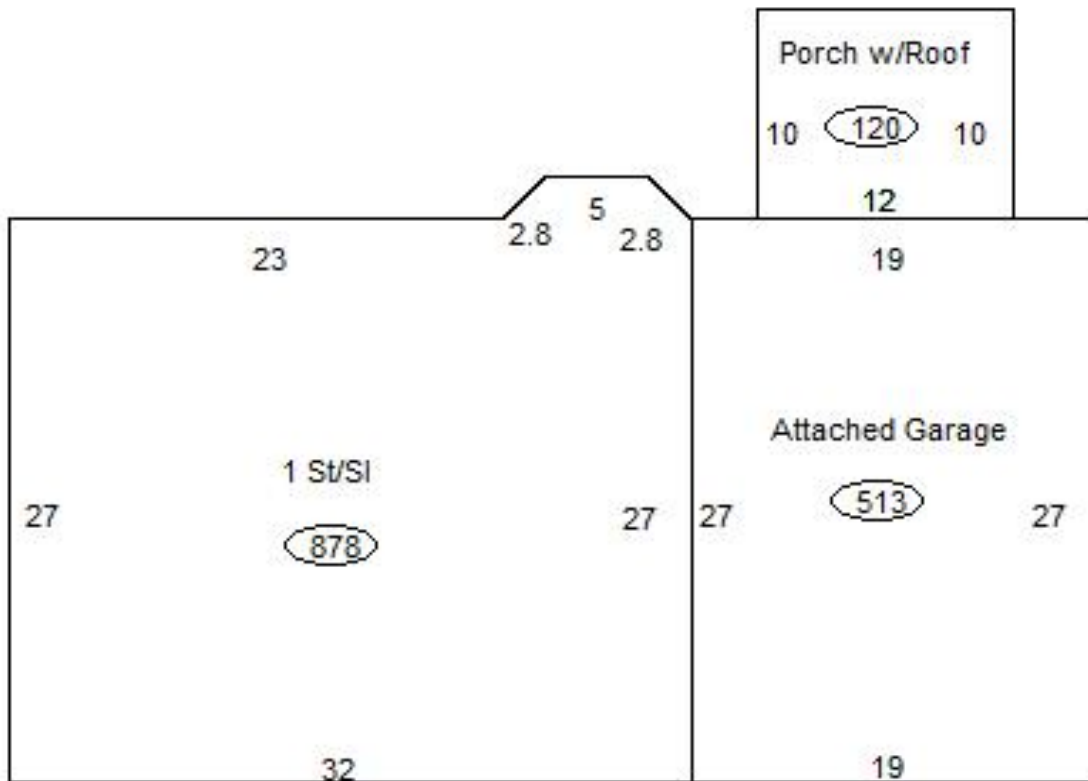
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Sketch Image

660004119



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	878	1.000	878
2	G	1		13	Attached Garage	513	1.000	513
3	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						878		878