



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:04:28
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Assessment Data					Primary Image														
Account 660004140 Parcel ID 000000-00-0-10260-002-0003 Cadastral ID 05-21-16-06910 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339565 COUSATTE, ARTHUR W & VICKIE J PO BOX 1617 MIAMI OK 74355-0000 Parcel Location Situs 01629 N CHAMBERS TER Subdivision MEADOW VIEW Lot/Block 0003 / 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: 36.32528366 -95.62264231																			
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 colspan="5">A PORTION OF LOTS 2 & 3 BLOCK 2 BEG; AT SW/C LOT 2; ELY ALG LINE BETWEEN LOTS 2 & LOT 5 60 .86' TO THE SLY/C LOT 2; NELY A DIST 73.59' TO A PT ON A CUR 9.84' SELY ALG WHOSE RAD=60' FROM ELY/C LOT 2 AROUND CRV TO PT WHOSE RAD=60' 49.24' TO A PT 8.03' SELY ALG SD CRV FROM NE/C OF LOT 2, W ALG A LINE PAR TO &</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	A PORTION OF LOTS 2 & 3 BLOCK 2 BEG; AT SW/C LOT 2; ELY ALG LINE BETWEEN LOTS 2 & LOT 5 60 .86' TO THE SLY/C LOT 2; NELY A DIST 73.59' TO A PT ON A CUR 9.84' SELY ALG WHOSE RAD=60' FROM ELY/C LOT 2 AROUND CRV TO PT WHOSE RAD=60' 49.24' TO A PT 8.03' SELY ALG SD CRV FROM NE/C OF LOT 2, W ALG A LINE PAR TO &				
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Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	OVERTON, TEDDY J	09/12/2022	105,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2023		Land Value 50,446	49,048	11%	5,395	Assessed	12,734	1,177.00										
Year Frozen	0		Improvements 66,714	66,714		7,339	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 117,160	115,762		12,734	Total Taxable	12,734	1,177.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004140	COUSATTE, ARTHUR W &			17	114,907	0	12,128	1,121.00										
2024	2024-660004140	COUSATTE, ARTHUR W &			17	105,000	0	11,550	1,067.00										
2023	2023-660004140	COUSATTE, ARTHUR W &			17	105,000	0	11,550	1,058.00										
2022	2022-660004140	COUSATTE, ARTHUR W &			17	76,347	0	8,398	777.00										
2021	2021-660004140	OVERTON, TEDDY J			17	79,265	0	8,719	770.00										
2020	2020-660004140	OVERTON, TEDDY J			17	78,100	0	8,591	787.00										
2019	2019-660004140	OVERTON, TEDDY J			17	76,338	0	8,397	778.00										
2018	2018-660004140	OVERTON, TEDDY J			17	79,498	0	8,745	808.00										
2017	2017-660004140	OVERTON, TEDDY J			17	78,905	0	8,680	797.00										
2016	2016-660004140	OVERTON, TEDDY J			17	77,098	0	8,481	796.00										
2015	2015-660004140	OVERTON, TEDDY J			17	74,992	0	8,249	744.00										
2014	2014-660004140	OVERTON, TEDDY J			17	75,538	0	8,309	770.00										
2013	2013-660004140	OVERTON, TEDDY J			17	73,067	0	8,037	735.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 8500 Non-Ag Acres 0.1925 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 8,387.00 x 5.00 = 41,935 Factor Value Adjustments 1.2030 Lot Value 50,446		
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 965 / 965 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 965 Fixture/RghIn 4 / Bed/F/H Bath 3 / 1.0 / Basement Area Garage Type 437 Attached Garage - Unfinished Remodel Year/Eff Age 1971 / 41		

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	965 / 965
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	965
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	437 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	104,980	108.79	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	126,730 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.34	Total Misc Impr	+	3,816	
Roofing Adj	+ 4.36	Garage Cost	+	10,562	
Subfloor Adj	+ 0.00	Total RCN	=	136,151	
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	69,437	
Plumbing Adj	+ 5.19	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	66,714	
Adj Base Cost	= 126.19	Lot Value	+	50,446	
Total Area	x 965	Indicated Value	=	117,160	
Adjusted Cost	= 121,773	Value Per SqFt		121.41	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,714		
Lot Value	50,446		
Indicated Value	117,160	121.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	117,160	121.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10651	8x7		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	10652	14x9		126	20.90		2,633



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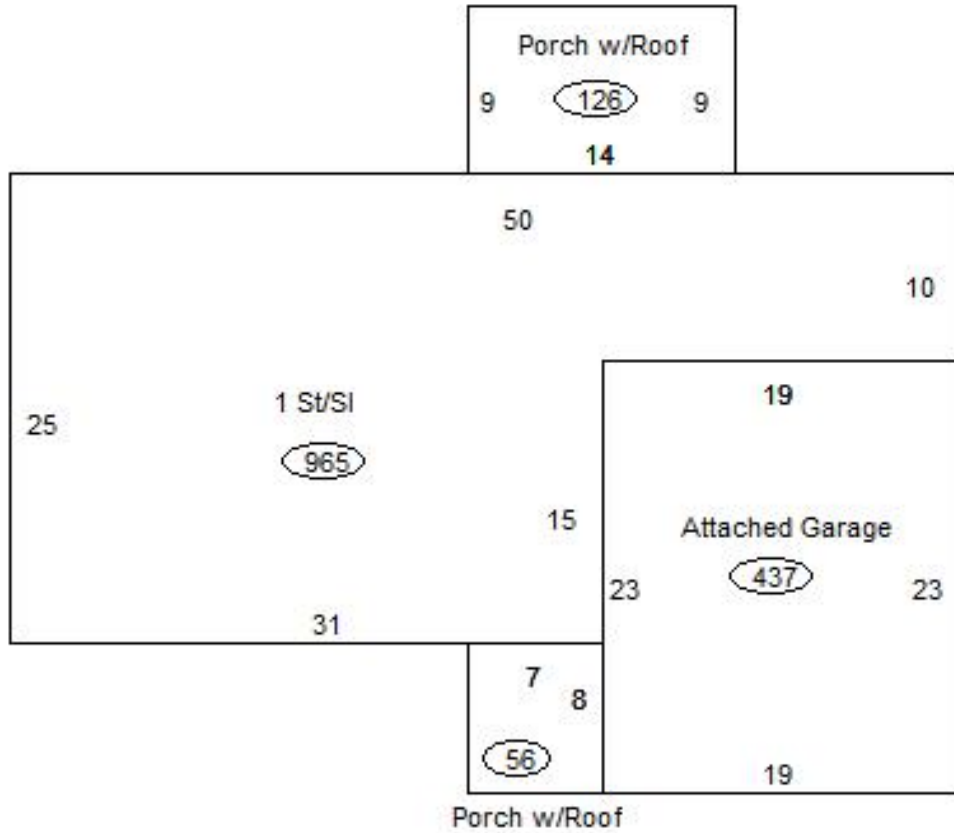
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Sketch Image

660004140



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	965	1.000	965
2	G	1		13	Attached Garage	437	1.000	437
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	126	1.000	126
Total Building Area						965		965