



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	660004260								
Parcel ID	000000-00-0-10515-005-0001								
Cadastral ID	05-21-16-08110								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	335989								
KAASE, PHILLIP JR & JODIE LYNN									
2028 VALLEY VIEW DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	02028 VALLEY VIEW DR								
Subdivision	WILL ROGERS HGTS II								
Lot/Block	0001 / 0005	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: 36.33168962 -95.62884871									
Building Permits									
LOT 1 BLOCK 5 WILL ROGERS HGTS II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	BURBRIDGE, ALLEN & LAURA J	09/11/2021	275,000	YES
					2621/834	MALLORY, MARILYN JANE	03/22/2017	198,000	YES
					2405/453	PATTERSON, MARIANNA TRUSTEE	06/02/2014	188,000	YES
					823/564			0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2022	Land Value	93,553	91,098	11%	10,021	Assessed	30,911	2,857.10
Year Frozen	0	Improvements	193,040	189,911		20,890	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	286,593	281,009		30,911	Total Taxable	29,911	2,765.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004260	KAASE, PHILLIP JR &	17	277,933	1000	29,011	2,681.00		
2024	2024-660004260	KAASE, PHILLIP JR &	17	264,879	0	29,137	2,693.00		
2023	2023-660004260	KAASE, PHILLIP JR &	17	275,000	0	30,250	2,771.00		
2022	2022-660004260	KAASE, PHILLIP JR &	17	275,000	0	30,250	2,800.00		
2021	2021-660004260	KAASE, PHILLIP JR &	17	203,661	1000	21,403	1,890.00		
2020	2020-660004260	BURBRIDGE, ALLEN & LAURA J	17	202,430	1000	20,777	1,903.00		
2019	2019-660004260	BURBRIDGE, ALLEN & LAURA J	17	192,206	1000	20,143	1,866.00		
2018	2018-660004260	BURBRIDGE, ALLEN & LAURA J	17	198,219	1000	20,804	1,922.00		
2017	2017-660004260	BURBRIDGE, ALLEN & LAURA J	17	196,249	1000	20,587	1,891.00		
2016	2016-660004260	MALLORY, MARILYN JANE	17	191,464	1000	20,024	1,879.00		
2015	2015-660004260	MALLORY, MARILYN JANE	17	185,565	1000	19,412	1,751.00		
2014	2014-660004260	MALLORY, MARILYN JANE	17	187,173	1000	16,194	1,502.00		
2013	2013-660004260	PATTERSON, MARIANNA	17	176,887	1000	15,693	1,436.00		



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.4317		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	18,806.00 x 3.83 = 71,964		
Factor Value			
Adjustments	1.3000		
Lot Value	93,553		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,327 / 2,327
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,327
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1967 / 44

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	276,786 118.95 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	275,520 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	174,427
Lot Value	93,553
Indicated Value	267,980 115.16 Per SqFt
Agland Value	
Site Improvements	18,613
Total Value	286,593 123.16 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.70	Total Misc Impr	+ 7,137
Roofing Adj	+ 5.21	Garage Cost	+ 19,359
Subfloor Adj	+ -3.40	Total RCN	= 342,014
Heat/Cool Adj	+ 14.47	Depreciation (49%)	- 167,587
Plumbing Adj	+ 9.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 174,427
Adj Base Cost	= 135.59	Lot Value	+ 93,553
Total Area	x 2,327	Indicated Value	= 267,980
Adjusted Cost	= 315,518	Value Per SqFt	115.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	10855		24	24	29.45		707



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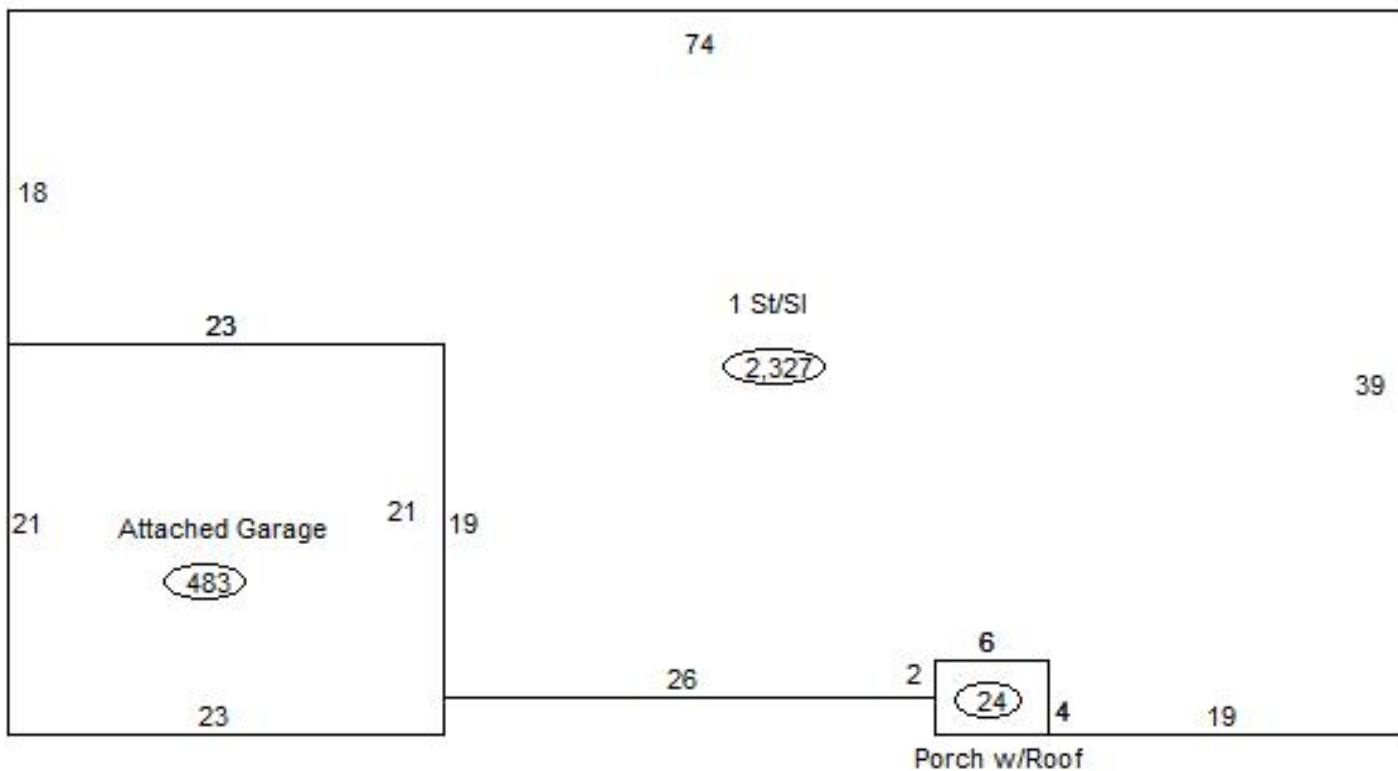
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Sketch Image

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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	2,327	1.000	2,327
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						2,327		2,327



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	20x12x0			240		
	Qual	1	Cond	1	Year	2022	Eff Age	6
						0		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (22.01 x 240)	5,282		5,282	3,169	2,113	
SG	SWIM-GUNITE					1		
Qual	3	Cond	3	Year	Eff Age			
Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD		
		Base Cost (30,000.00 x 1)	30,000		30,000	13,500	16,500	