



# 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	660004274																																																										
Parcel ID	000000-00-0-10520-001-0007																																																										
Cadastral ID	05-21-16-08250																																																										
Property Type	REAL - Real Property																																																										
Property Class	URP	VI Area	1																																																								
Tax Area	17 - CLAREMORE OT																																																										
Name ID	336131																																																										
PAYNE, JENNIFER																																																											
1902 VALLEY VIEW DR CLAREMORE OK 74170-0000																																																											
Parcel Location																																																											
Situs	01902 VALLEY VIEW DR																																																										
Subdivision	WILL ROGERS HGTS III																																																										
Lot/Block	0007 / 0001	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: 36.32807849 -95.63033905																																																											
Building Permits																																																											
LOT 7 BLOCK 1 WILL ROGERS HGTS III																																																											
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	Sale History																																																						
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code																																																		
					/	LEDERMAN, DEBRA A &	09/13/2021	220,000	YES																																																		
					/	PEAK EQUITY GROUP LLC	09/07/2018	173,000	YES																																																		
					/	KAIZEN REAL ESTATE LLC	02/08/2018	0	6																																																		
					2564/26	QUIGG, DANNY R &	07/14/2016	70,000	19																																																		
					1091/398	HORNER, BETTY	12/10/1997	101,500	Yes																																																		
					1009/576	LOUDERMILK, BOB E &	12/01/1995	81,500	Yes																																																		
Parcel Valuation																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																			
Remove Cap	2022	Land Value	57,733	57,733	11%	6,351	Assessed	25,749	2,379.98																																																		
Year Frozen	0	Improvements	176,342	176,342		19,398	Penalty	0																																																			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																		
TIF Project ID	0	Total Value	234,075	234,075		25,749	Total Taxable	25,749	2,380.00																																																		
Assessment History																																																											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																				
2025	2025-660004274	PAYNE, JENNIFER	17	232,617	0	25,588	2,365.00																																																				
2024	2024-660004274	PAYNE, JENNIFER	17	225,659	0	24,822	2,294.00																																																				
2023	2023-660004274	PAYNE, JENNIFER	17	220,000	0	24,200	2,217.00																																																				
2022	2022-660004274	PAYNE, JENNIFER	17	220,000	0	24,200	2,240.00																																																				
2021	2021-660004274	LEDERMAN, DEBRA A &	17	185,929	0	20,452	1,806.00																																																				
2020	2020-660004274	LEDERMAN, DEBRA A &	17	184,624	0	20,309	1,860.00																																																				
2019	2019-660004274	LEDERMAN, DEBRA A &	17	176,034	0	19,364	1,793.00																																																				
2018	2018-660004274	LEDERMAN, DEBRA A &	17	142,230	0	15,645	1,446.00																																																				
2017	2017-660004274	KAIZEN REAL ESTATE LLC	17	140,897	0	15,499	1,423.00																																																				
2016	2016-660004274	KAIZEN REAL ESTATE LLC	17	137,390	1000	14,113	1,325.00																																																				
2015	2015-660004274	QUIGG, DANNY R &	17	136,093	1000	13,970	1,260.00																																																				
2014	2014-660004274	QUIGG, DANNY R &	17	138,780	1000	13,691	1,270.00																																																				
2013	2013-660004274	QUIGG, DANNY R &	17	132,017	1000	13,263	1,214.00																																																				



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10662		
Non-Ag Acres	0.3129		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	13,631.00 x 4.24 = 57,733		
Factor Value			
Adjustments	1.0000		
Lot Value	57,733		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1974 / 26

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	201,961 105.19 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	226,080 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	176,342
Lot Value	57,733
Indicated Value	234,075 121.91 Per SqFt
Agland Value	
Site Improvements	
Total Value	234,075 121.91 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	101.09	Total Misc Impr	+	10,507
Roofing Adj	+ 4.42	Garage Cost	+	14,522
Subfloor Adj	+ -2.11	Total RCN	=	259,327
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	-	82,985
Plumbing Adj	+ 5.99	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	176,342
Adj Base Cost	= 122.03	Lot Value	+	57,733
Total Area	x 1,920	Indicated Value	=	234,075
Adjusted Cost	= 234,298	Value Per SqFt		121.91

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	10925	16x5		80	26.68		2,134
PATO	SLAB PORCH - OPEN	10926	26x12		312	8.84		2,758



# Rogers

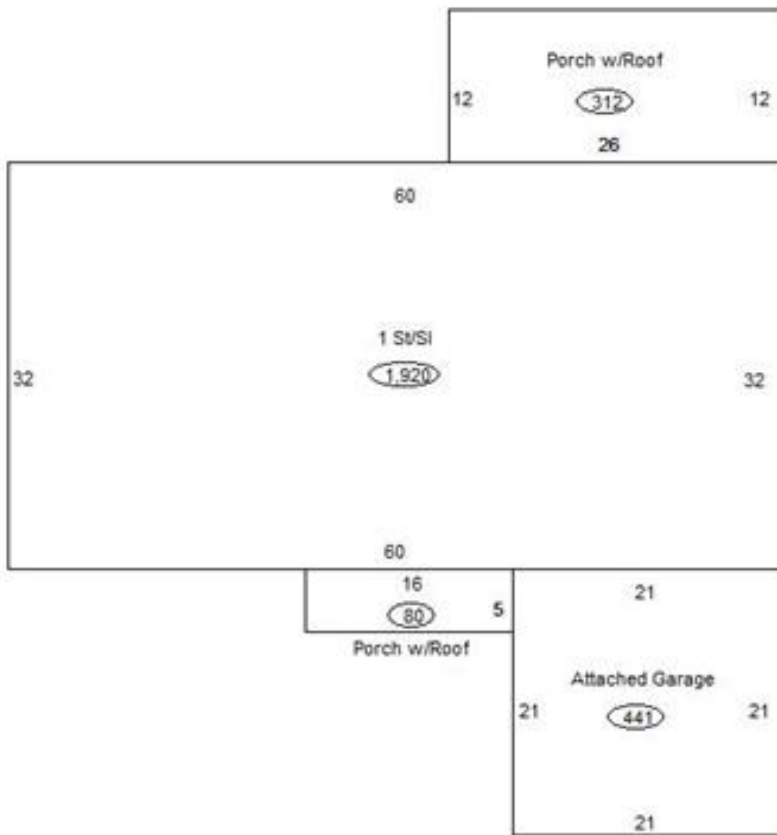
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### Sketch Image

660004274



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,920	1.000	1,920
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PATO		13	SLBC	312	1.000	312
<b>Total Building Area</b>						1,920		1,920