



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 660004338 Parcel ID 000000-00-0-10525-002-0014 Cadastral ID 05-21-16-08890 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 268763 FLINT, DIRK D & LEA ANN 1460 PARADISE PARKWAY CLAREMORE OK 74017-0000 Parcel Location Situs 01460 PARADISE PKWY Subdivision WILL ROGERS HGTS IV Lot/Block 0014 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0055.JPG 4/18/2023</p>														
Legal Description Lot/Long: 36.32527291 -95.62746918																			
LOT 14 BLOCK 2 WILL ROGERS HGTS IV					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	14,170	2724/462	FLINT, DIRK D	07/19/2018	0	4										
					1116/635	BATES, CLIFF S & LORRIE A	05/29/1998	77,000	Yes										
					732/772			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	1999		Land Value 48,963	24,316	11%	2,675	Assessed	14,170	1,309.73										
Year Frozen	0		Improvements 132,982	104,500		11,495	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	14,170	-1,310.00										
TIF Project ID	0		Total Value 181,945	128,816		14,170	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004338	FLINT, DIRK D &			17	175,309	13757		.00										
2024	2024-660004338	FLINT, DIRK D &			17	188,985	13356		.00										
2023	2023-660004338	FLINT, DIRK D &			17	135,955	12967		.00										
2022	2022-660004338	FLINT, DIRK D &			17	124,780	12590		.00										
2021	2021-660004338	FLINT, DIRK D &			17	125,571	12223		.00										
2020	2020-660004338	FLINT, DIRK D &			17	123,636	11867		.00										
2019	2019-660004338	FLINT, DIRK D &			17	104,743	11522		.00										
2018	2018-660004338	FLINT, DIRK D &			17	112,774	12283		.00										
2017	2017-660004338	FLINT, DIRK D			17	111,854	11925		.00										
2016	2016-660004338	FLINT, DIRK D			17	109,054	11578		.00										
2015	2015-660004338	FLINT, DIRK D			17	108,499	11241		.00										
2014	2014-660004338	FLINT, DIRK D & NANCY S			17	109,386	1000	9,913	919.00										
2013	2013-660004338	FLINT, DIRK D & NANCY S			17	105,440	1000	9,596	878.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.2397	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,442.00 x 4.69 = 48,963	
Factor Value		
Adjustments	1.0000	
Lot Value	48,963	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,662 / 1,662
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,662
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	127,743	76.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	159,790		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,982		
Lot Value	48,963		
Indicated Value	181,945	109.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,945	109.47	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.69	Total Misc Impr	+	30,200			
Roofing Adj	+ 4.23	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	237,468			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	104,486			
Plumbing Adj	+ 8.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,982			
Adj Base Cost	= 124.71	Lot Value	+	48,963			
Total Area	x 1,662	Indicated Value	=	181,945			
Adjusted Cost	= 207,268	Value Per SqFt		109.47			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11180		75	75	24.03		1,802
EPSW	ENCLOSED PORCH - SOLID WALL	11181	20x16		320	61.03		19,530
PATO	SLAB PORCH - OPEN	144857	464		464	8.13		3,772



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						