



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	660004345			<p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0016.JPG 4/19/2023</p>							
Parcel ID	000000-00-0-10525-002-0021										
Cadastral ID	05-21-16-08960										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	1								
Tax Area	17 - CLAREMORE OT										
Name ID	331908										
SULLIVAN, MICHAEL JOHN & STEPHANIE JEAN											
1485 PARADISE LN CLAREMORE OK 74017-0000											
Parcel Location											
Situs	01465 PARADISE LN										
Subdivision	WILL ROGERS HGTS IV										
Lot/Block	0021 / 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: 36.32393511 -95.62793708				Building Permits							
LOT 21 BLOCK 2 WILL ROGERS HGTS IV				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	DAWSON, JOSHUA M	08/31/2020	170,000	YES		
					2457/941	HALL, CLAY F &	02/17/2015	121,000	YES		
					1901/562	DEVER, PHILLIP D	09/20/2007	116,000	YES		
					1581/457	ENGLAND, NATHAN & DARLA J	04/21/2004	115,000	YES		
					1351/675	PRATHER, ROGER W & CARLA E	01/24/2002	101,000	YES		
					876/359	SELLER	03/06/1992	57,500	Yes		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap	2021	Land Value	62,788	49,612	11%	5,457	Assessed	20,197	1,866.81		
Year Frozen	0	Improvements	133,996	133,996		14,740	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	196,784	183,608		20,197	Total Taxable	20,197	1,867.00		
Assessment History											
Tax Year	Statement Number	Billed Owner				Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660004345	SULLIVAN, MICHAEL JOHN &				17	192,365	0	19,235	1,778.00	
2024	2024-660004345	SULLIVAN, MICHAEL JOHN &				17	204,950	0	18,319	1,693.00	
2023	2023-660004345	SULLIVAN, MICHAEL JOHN &				17	158,609	0	17,447	1,598.00	
2022	2022-660004345	SULLIVAN, MICHAEL JOHN &				17	151,187	0	16,631	1,540.00	
2021	2021-660004345	SULLIVAN, MICHAEL JOHN &				17	169,744	0	18,672	1,649.00	
2020	2020-660004345	SULLIVAN, MICHAEL JOHN &				17	130,133	0	14,141	1,295.00	
2019	2019-660004345	DAWSON, JOSHUA M				17	122,436	0	13,468	1,247.00	
2018	2018-660004345	DAWSON, JOSHUA M				17	127,816	0	14,060	1,299.00	
2017	2017-660004345	DAWSON, JOSHUA M				17	126,730	0	13,940	1,280.00	
2016	2016-660004345	DAWSON, JOSHUA M				17	123,497	0	13,585	1,275.00	
2015	2015-660004345	DAWSON, JOSHUA M				17	126,605	0	13,927	1,256.00	
2014	2014-660004345	HALL, CLAY F &				17	127,663	0	14,043	1,302.00	
2013	2013-660004345	HALL, CLAY F &				17	121,670	0	13,384	1,225.00	



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.3551		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	15,469.00 x 4.06 = 62,788		
Factor Value			
Adjustments	1.0000		
Lot Value	62,788		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,922
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,959	110.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables			
Indicated Value	247,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.85	Total Misc Impr	+ 3,675				
Roofing Adj	+ 2.94	Garage Cost	+ 15,930				
Subfloor Adj	+ -1.40	Total RCN	= 235,080				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 101,084				
Plumbing Adj	+ 8.08	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,996				
Adj Base Cost	= 112.11	Lot Value	+ 62,788				
Total Area	x 1,922	Indicated Value	= 196,784				
Adjusted Cost	= 215,475	Value Per SqFt	102.39				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,996		
Lot Value	62,788		
Indicated Value	196,784	102.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	196,784	102.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11212	14x6		84	26.66		2,239
PATO	SLAB PORCH - OPEN	11213	16x8		128	11.22		1,436

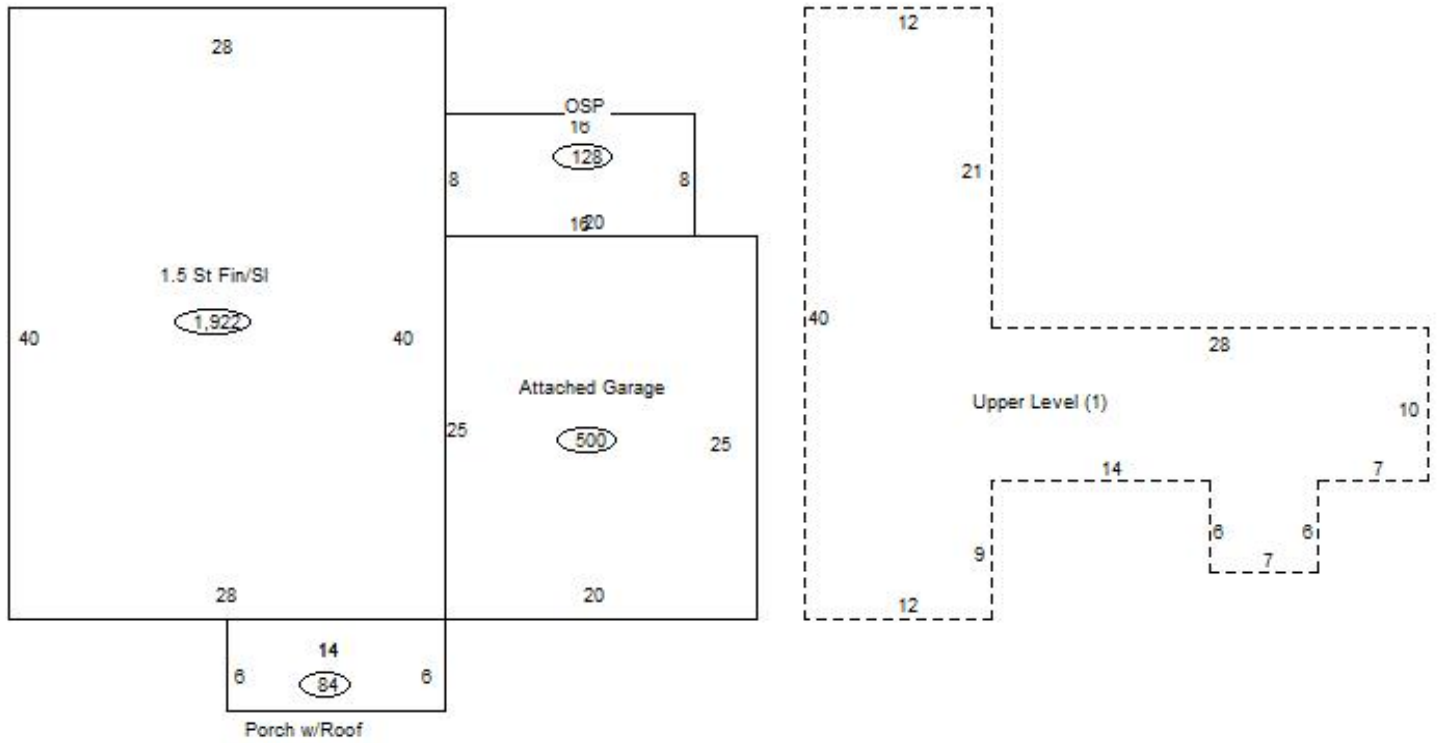


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,120	1.716	1,922
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	128	1.000	128
5	U	^UL		13	Upper Level (1)	802	1.000	802
Total Building Area						1,120		1,922



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				