



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 08:17:09
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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|---|-------------------------|--------------------------------|------------------|------------------|---|--------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 660004353 Parcel ID 000000-00-0-10525-003-0001 Cadastral ID 05-21-16-09040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 56664 TITSWORTH, TOBIE RICHARD III & LAURA JEANNE TRUST 1461 PARADISE PARK CLAREMORE OK 74017-0000 Parcel Location Situs 01461 PARADISE PKWY Subdivision WILL ROGERS HGTS IV Lot/Block 0001 / 0003 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_0067.JPG 4/18/2023</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.32480402 -95.62764130 | | | | | | | | | | | | | | | | | | | |
| LOT 1 BLOCK 3 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 | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | |
| Remove Cap | 0 | Land Value | 47,522 | 27,317 | 11% | 3,005 | Assessed | 15,924 | 1,471.86 | | | | | | | | | | |
| Year Frozen | 0 | Improvements | 129,312 | 117,449 | | 12,919 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -93.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 176,834 | 144,766 | | 15,924 | Total Taxable | 14,924 | 1,379.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 170,471 | 1000 | 14,460 | 1,337.00 | | | | | | | | | | |
| 2024 | 2024-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 173,873 | 1000 | 14,010 | 1,295.00 | | | | | | | | | | |
| 2023 | 2023-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 142,425 | 1000 | 13,573 | 1,243.00 | | | | | | | | | | |
| 2022 | 2022-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 131,018 | 1000 | 13,149 | 1,217.00 | | | | | | | | | | |
| 2021 | 2021-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 135,372 | 1000 | 12,737 | 1,125.00 | | | | | | | | | | |
| 2020 | 2020-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 133,235 | 1000 | 12,337 | 1,130.00 | | | | | | | | | | |
| 2019 | 2019-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 123,665 | 1000 | 11,948 | 1,107.00 | | | | | | | | | | |
| 2018 | 2018-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 128,872 | 1000 | 11,571 | 1,069.00 | | | | | | | | | | |
| 2017 | 2017-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 127,784 | 1000 | 11,205 | 1,029.00 | | | | | | | | | | |
| 2016 | 2016-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 124,496 | 1000 | 10,849 | 1,018.00 | | | | | | | | | | |
| 2015 | 2015-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 122,850 | 1000 | 10,505 | 947.00 | | | | | | | | | | |
| 2014 | 2014-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 123,850 | 1000 | 10,169 | 943.00 | | | | | | | | | | |
| 2013 | 2013-660004353 | TITSWORTH, TOBIE RICHARD III & | | | 17 | 118,043 | 1000 | 9,844 | 901.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1183 #1 | |
|-----------------|--------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | 1 | | |
| Units Buildable | 10500 | | |
| Non-Ag Acres | 0.2277 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LOT SIZE ADJUSTMENT | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 9,918.00 x 4.79 = 47,522 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 47,522 | | |



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| 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 | 30% Veneer, Stone 70% Frame, Siding, Wood |
| Base/Total Area | 1,678 / 1,678 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,678 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 414 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 | 166,284 99.10 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 6 |
| Indicated Value | 183,570 Per SqFt |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 128,751 |
| Lot Value | 47,522 |
| Indicated Value | 176,273 105.05 Per SqFt |
| Agland Value | |
| Site Improvements | 561 |
| Total Value | 176,834 105.38 Total Value Per SqFt |

Cost Approach Manual : 01/2025

| | | | | |
|---------------|-----------|---------------------|---|---------|
| Base Cost | 100.22 | Total Misc Impr | + | 6,922 |
| Roofing Adj | + 4.42 | Garage Cost | + | 11,981 |
| Subfloor Adj | + -1.15 | Total RCN | = | 225,884 |
| Heat/Cool Adj | + 11.47 | Depreciation (44%) | - | 99,389 |
| Plumbing Adj | + 8.39 | Lump Sums | + | 2,256 |
| Basement Adj | + 0.00 | RCNLD | = | 128,751 |
| Adj Base Cost | = 123.35 | Lot Value | + | 47,522 |
| Total Area | x 1,678 | Indicated Value | = | 176,273 |
| Adjusted Cost | = 206,981 | Value Per SqFt | | 105.05 |

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 |
| WODO | WOOD DECK - OPEN | 11285 | | 312 | 312 | 16.07 | 55% | 2,256 |
| PRCH | SLAB PORCH - COVERED | 11286 | | 19x4 | 76 | 24.03 | | 1,826 |



Rogers

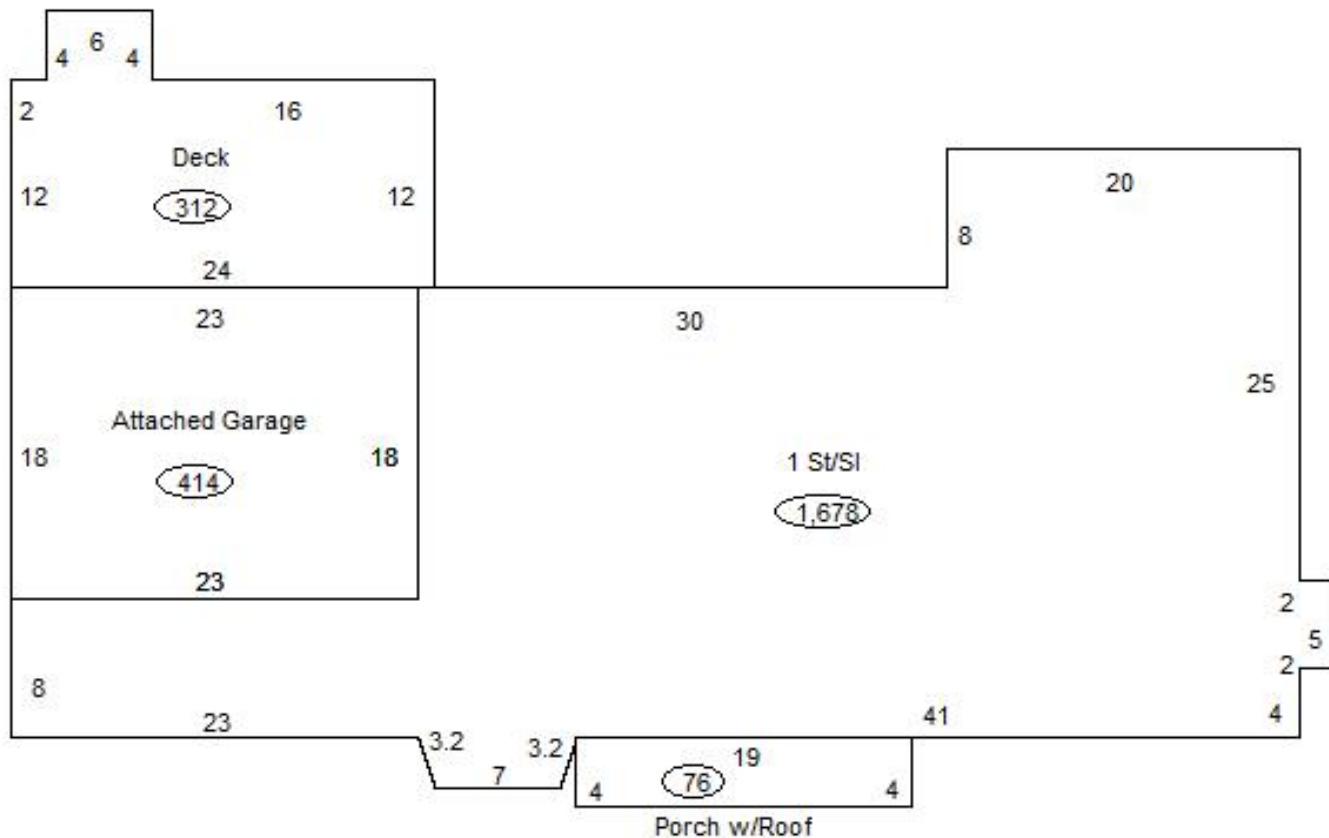
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Sketch Image

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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 | 1,678 | 1.000 | 1,678 |
| 2 | G | 1 | | 13 | Attached Garage | 414 | 1.000 | 414 |
| 3 | M | WODO | | 13 | WODO | 312 | 1.000 | 312 |
| 4 | M | PRCH | | 13 | SLBC | 76 | 1.000 | 76 |
| Total Building Area | | | | | | 1,678 | | 1,678 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|---------------|--------------------------|-----------------------|------------|--------------------------------|--------------|-----|
|  | STF Qual 2 | STG FAIR Cond | 8x12x0 Year | | Eff Age | 96 | |
| | | Valuation Summary | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD | |
| | | Base Cost (4.68 x 96) | 449 | | 449 | 45 | 404 |
|  | LT Qual | LEAN-TO Cond | 6x10x0 Year | | Eff Age | 60 | |
| | | Valuation Summary | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD | |
| | | Base Cost (2.92 x 60) | 175 | | 175 | 18 | 157 |