



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:30:26
 Page 1

Assessment Data					Primary Image																																																	
Account 660004493 Parcel ID 21N17E-05-3-00000-000-0000 Cadastral ID 05-21-17-02500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 257801 DIXON, JOSEPH R & NANCY A 19985 S 4200 RD CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 19985 S 4200 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 5 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																						
Legal Description Lat/Long: 36.32280259 -95.52406037					Building Permits																																																	
SW SW SW					<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	941/517 879/69	HOLMAN, BOBBY W	12/21/1993 04/13/1992	23,000 0	Yes No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>93.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 139,880</td> <td>67,794</td> <td>11%</td> <td>7,457</td> <td>Assessed</td> <td>28,577</td> <td>2,659.09</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 234,979</td> <td>192,007</td> <td></td> <td>21,120</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-83.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 374,859</td> <td>259,801</td> <td></td> <td>28,577</td> <td>Total Taxable</td> <td>27,577</td> <td>2,576.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax	Remove Cap	0	Land Value 139,880	67,794	11%	7,457	Assessed	28,577	2,659.09	Year Frozen	0	Improvements 234,979	192,007		21,120	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00	TIF Project ID	0	Total Value 374,859	259,801		28,577	Total Taxable	27,577	2,576.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004493	DIXON, JOSEPH R &	93	343,642	1000	26,746	2,498.00																																															
2024	2024-660004493	DIXON, JOSEPH R &	93	355,860	1000	25,937	2,595.00																																															
2023	2023-660004493	DIXON, JOSEPH R &	93	240,007	1000	25,153	2,512.00																																															
2022	2022-660004493	DIXON, JOSEPH R &	93	230,832	1000	24,392	2,435.00																																															
2021	2021-660004493	DIXON, JOSEPH R &	93	235,324	1000	24,052	2,441.00																																															
2020	2020-660004493	DIXON, JOSEPH R &	93	231,235	1000	23,322	2,290.00																																															
2019	2019-660004493	DIXON, JOSEPH R &	93	214,670	1000	22,614	2,265.00																																															
2018	2018-660004493	DIXON, JOSEPH R &	93	219,703	1000	21,948	2,201.00																																															
2017	2017-660004493	DIXON, JOSEPH R &	93	218,574	1000	21,279	2,026.00																																															
2016	2016-660004493	DIXON, JOSEPH R &	93	213,501	1000	20,631	2,041.00																																															
2015	2015-660004493	DIXON, JOSEPH R &	93	208,401	1000	20,001	1,963.00																																															
2014	2014-660004493	DIXON, JOSEPH R &	93	211,618	1000	19,390	1,868.00																																															
2013	2013-660004493	DIXON, JOSEPH R &	93	202,014	1000	18,795	1,835.00																																															



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Date 04/17/2026
 Time 03:30:26
 Page 2

Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 10.2186 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 445,121.00 x .31 = 139,880 Factor Value Adjustments 1.0000 Lot Value 139,880		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,164 / 2,204
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	1,164 Total
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



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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	251,946	114.31	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	80.82	Total Misc Impr	+	0	
Roofing Adj	+ 2.54	Garage Cost	+	16,158	
Subfloor Adj	+ 0.65	Total RCN	=	271,073	
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	81,322	
Plumbing Adj	+ 9.69	Lump Sums	+	27,078	
Basement Adj	+ 10.49	RCNLD	=	216,829	
Adj Base Cost	= 115.66	Lot Value	+	139,880	
Total Area	x 2,204	Indicated Value	=	356,709	
Adjusted Cost	= 254,915	Value Per SqFt		161.85	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,829		
Lot Value	139,880		
Indicated Value	356,709	161.85	Per SqFt
Agland Value			
Site Improvements	18,150		
Total Value	374,859	170.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	11650	180		180	38.14		6,865
BALW	BALCONY - WOOD	11651	492		492	26.56		13,068
BALW	BALCONY - WOOD	11652	269		269	26.56		7,145



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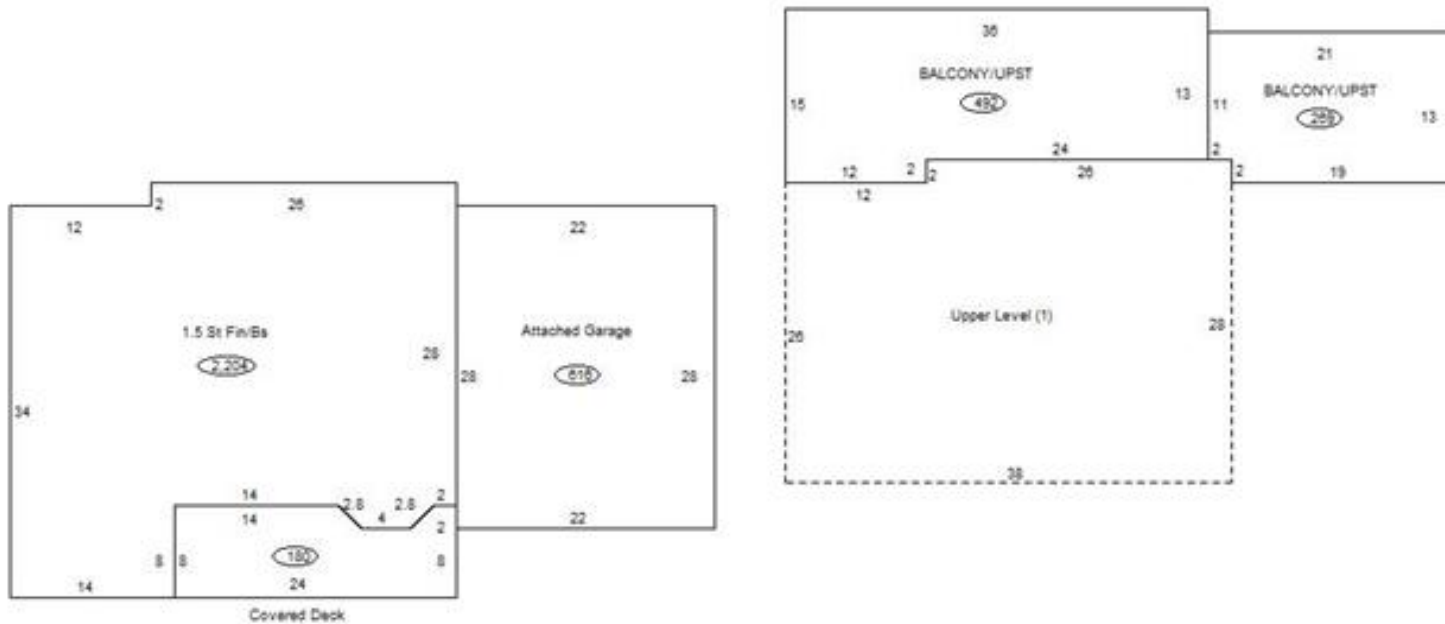
Date 04/17/2026

Time 03:30:26

Page 3

Sketch Image

660004493



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,164	1.893	2,204
2	G	1		13	Attached Garage	616	1.000	616
3	M	WODC		13	WODC	180	1.000	180
4	M	BALW		13	Balcony	492	1.000	492
5	M	BALW		13	Balcony	269	1.000	269
6	U	^UL		13	Upper Level (1)	1,040	1.000	1,040
Total Building Area						1,164		2,204



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Date 04/17/2026
Time 03:30:26
Page 4

660004493

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	18,150	18,150