



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:46:56
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Assessment Data					Primary Image														
Account 660004669 Parcel ID 22N16E-05-4-00000-000-0000 Cadastral ID 05-22-16-01900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 36384 ZORICIC, ZELJKO 11551 E 420 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11551 E 420 RD Subdivision Lot/Block / Parcel Size 6.52 - Acres Sec/Twn/Rng 5 / 22 / 16 / 4 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-2\IMG_001' 11/2/2022</p>														
Legal Description Lat/Long: 36.40939009 -95.62281523																			
S2 SW SW SE & S 100' N2 SW SW SE					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	102.332	Current Tax										
Remove Cap	0		Land Value 122,283	66,462	11%	7,311	Assessed	18,541	1,897.33										
Year Frozen	2020		Improvements 187,836	102,090		11,230	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 310,119	168,552		18,541	Total Taxable	17,541	1,809.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004669	ZORICIC, ZELJKO			11	298,460	1000	17,541	1,809.00										
2024	2024-660004669	ZORICIC, ZELJKO			11	307,001	1000	17,541	1,816.00										
2023	2023-660004669	ZORICIC, ZELJKO &			11	212,056	1000	17,540	1,852.00										
2022	2022-660004669	ZORICIC, ZELJKO &			11	211,657	1000	17,540	1,864.00										
2021	2021-660004669	ZORICIC, ZELJKO &			11	206,498	1000	17,472	1,792.00										
2020	2020-660004669	ZORICIC, ZELJKO &			11	196,079	1000	17,472	1,850.00										
2019	2019-660004669	ZORICIC, ZELJKO &			11	163,039	1000	16,934	1,770.00										
2018	2018-660004669	ZORICIC, ZELJKO &			11	168,767	1000	17,293	1,826.00										
2017	2017-660004669	ZORICIC, ZELJKO &			11	167,485	1000	16,760	1,728.00										
2016	2016-660004669	ZORICIC, ZELJKO &			11	163,720	1000	16,243	1,686.00										
2015	2015-660004669	ZORICIC, ZELJKO &			11	159,163	1000	15,741	1,649.00										
2014	2014-660004669	ZORICIC, ZELJKO &			11	160,395	1000	15,253	1,598.00										
2013	2013-660004669	ZORICIC, ZELJKO &			11	152,986	1000	14,781	1,522.00										



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Lot Data		Square-Foot - UNPLATTED (ACRES)		Primary Image																																									
Lot Size																																													
Lot Count																																													
Units Buildable	5																																												
Non-Ag Acres	0																																												
Topography																																													
Street Access																																													
Utilities																																													
Amenities	LAND QUALITY	0	0																																										
Method	Square-Foot																																												
Base Lot Value	302,694.00 x .40 = 122,283																																												
Factor Value				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-2\IMG_001 11/2/2022</p>																																									
Adjustments	1.0000			GRM Approach																																									
Lot Value	122,283			<table border="1"> <tr> <td>GRM Code</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gross Rent</td> <td></td> <td>0.00</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> <td></td> <td></td> </tr> </table>		GRM Code				Gross Rent		0.00		Indicated Value																															
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Residential Data				Multiple Regression																																									
Type	1 Single Family Residence			<table border="1"> <tr> <td>MRA Code</td> <td>1 Test</td> <td></td> <td></td> </tr> <tr> <td>Adjusted R</td> <td>0.8445</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>201,703</td> <td>99.36</td> <td>Per SqFt</td> </tr> </table>		MRA Code	1 Test			Adjusted R	0.8445			Indicated Value	201,703	99.36	Per SqFt																												
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Condition	3 - Average			Direct Comparables																																									
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Style	100% One Story			<table border="1"> <tr> <td>Selected Approach</td> <td>Cost Approach</td> <td></td> <td></td> </tr> <tr> <td>Improvements</td> <td>165,199</td> <td></td> <td></td> </tr> <tr> <td>Lot Value</td> <td>122,283</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>287,482</td> <td>141.62</td> <td>Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site Improvements</td> <td>22,637</td> <td></td> <td></td> </tr> <tr> <td>Total Value</td> <td>310,119</td> <td>152.77</td> <td>Total Value Per SqFt</td> </tr> </table>		Selected Approach	Cost Approach			Improvements	165,199			Lot Value	122,283			Indicated Value	287,482	141.62	Per SqFt	Agland Value				Site Improvements	22,637			Total Value	310,119	152.77	Total Value Per SqFt												
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Exterior Wall	100% Veneer, Stone			Cost Approach																																									
Base/Total Area	2,030 / 2,030			<table border="1"> <tr> <td colspan="4">Manual : 01/2025</td> </tr> <tr> <td>Base Cost</td> <td>105.15</td> <td>Total Misc Impr</td> <td>+ 16,080</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 4.36</td> <td>Garage Cost</td> <td>+ 16,080</td> </tr> <tr> <td>Subfloor Adj</td> <td>+ -2.08</td> <td>Total RCN</td> <td>= 275,331</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 12.64</td> <td>Depreciation (40%)</td> <td>- 110,132</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 7.64</td> <td>Lump Sums</td> <td>+ 0</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>= 165,199</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 127.71</td> <td>Lot Value</td> <td>+ 122,283</td> </tr> <tr> <td>Total Area</td> <td>x 2,030</td> <td>Indicated Value</td> <td>= 287,482</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 259,251</td> <td>Value Per SqFt</td> <td>141.62</td> </tr> </table>		Manual : 01/2025				Base Cost	105.15	Total Misc Impr	+ 16,080	Roofing Adj	+ 4.36	Garage Cost	+ 16,080	Subfloor Adj	+ -2.08	Total RCN	= 275,331	Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 110,132	Plumbing Adj	+ 7.64	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 165,199	Adj Base Cost	= 127.71	Lot Value	+ 122,283	Total Area	x 2,030	Indicated Value	= 287,482	Adjusted Cost	= 259,251	Value Per SqFt	141.62
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Area on Slab	2,030			Miscellaneous Improvements																																									
Fixture/RghIn	11 /			<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Sketch ID</th> <th>Size</th> <th>Year</th> <th>Units</th> <th>Unit Cost</th> <th>Depr</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>FPR1</td> <td>FIREPLACE - RESIDENTIAL 1 STORY</td> <td>0</td> <td></td> <td>1</td> <td>1</td> <td>5,615.40</td> <td></td> <td>5,615</td> </tr> <tr> <td>PRCH</td> <td>SLAB PORCH - COVERED</td> <td>11956</td> <td>24x17</td> <td></td> <td>408</td> <td>25.65</td> <td></td> <td>10,465</td> </tr> </tbody> </table>		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	11956	24x17		408	25.65		10,465													
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Bed/F/H Bath	3 / 2.0 /																																												
Basement Area																																													
Garage Type																																													
Remodel																																													
Year/Eff Age	1983 / 32																																												



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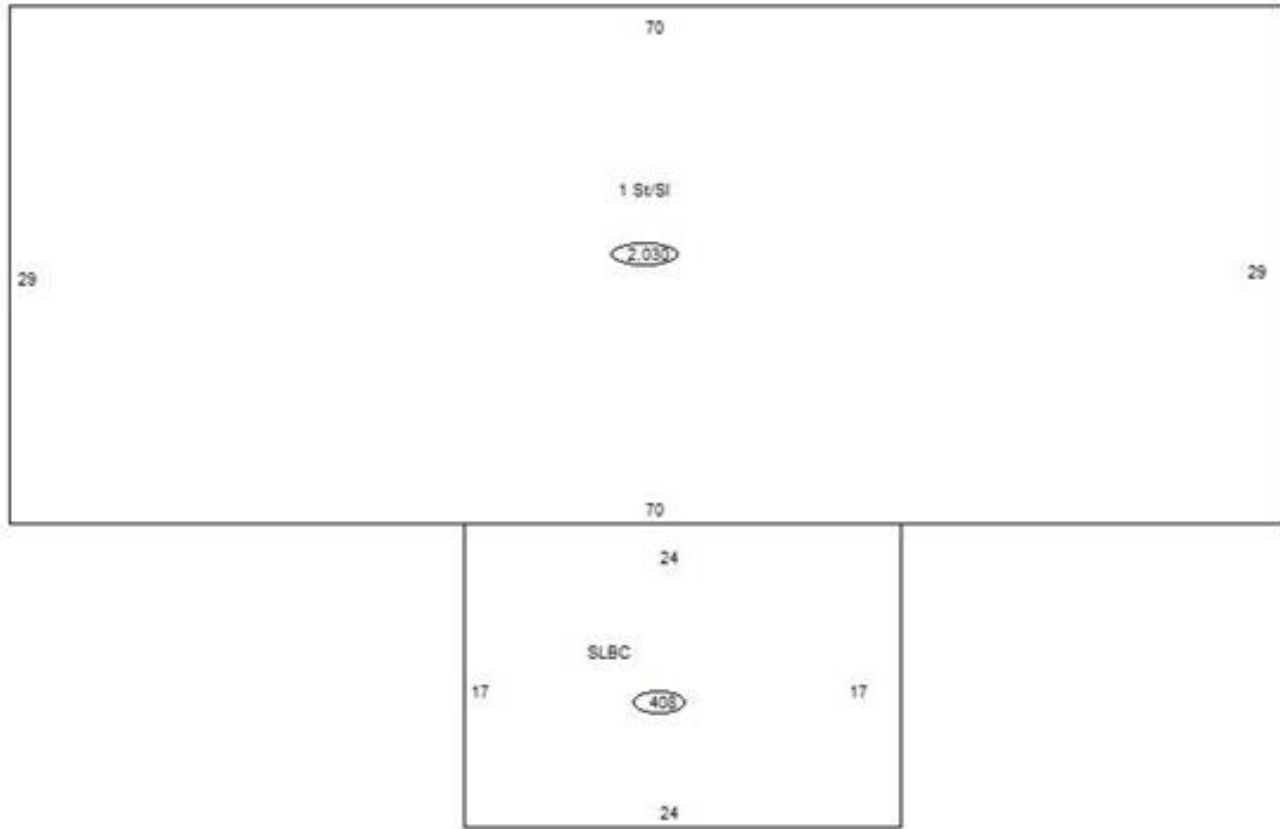
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,030	1.000	2,030
2	M	PRCH		10	SLBC	408	1.000	408
Total Building Area						2,030		2,030



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			784
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (31.28 x 784)		24,524	Modifier Total		RCN 24,524 Depr (20% Phys/ % Func) 4,905
	BARN	BARN	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (10.48 x 720)		7,546	Modifier Total		RCN 7,546 Depr (60% Phys/ % Func) 4,528