



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 05:37:51
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Assessment Data	Primary Image
Account 660004890 Parcel ID 000000-00-0-00252-002-0010 Cadastral ID 06-20-16-04700 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 322774 NOLAN, THOMAS LYNN II	

14698 EAGLE DR
 CLAREMORE OK 74017-0000

Parcel Location

Situs 10505 E FIRST ST
Subdivision DIXIE ESTATES
Lot/Block 0010 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 6 / 20 / 16 / 5
Neighborhood 1083 - R-V01-SW CLAREMORE
School District S008 - VERDIGRIS SCHOOLS

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Legal Description	Lat/Long: 36.24856050 -95.64432919	Building Permits
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LOT 10 BLOCK 2 DIXIE ESTATES

Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Bk/Pg	Grantor	Date	Price	Code
2665/898	COMMUNITYAMERICA CREDIT UNION	10/05/2017	74,000	3
2625/393	CRAWFORD, RHONDA D	03/29/2017	0	10
1620/444	2004-EQR1 LLC	06/25/2004	97,500	YES
1572/135	TERWIN ADVISORS LLC	03/12/2004	0	5
1558/189	WARD, ALLEN	01/13/2004	0	10
1424/175	PEUGH, ROGER D &	10/18/2002	92,000	YES

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2018	Land Value 72,213	31,956	11%	3,515	Assessed	16,347	1,702.24
Year Frozen	0	Improvements 123,004	116,652		12,832	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 195,217	148,608		16,347	Total Taxable	16,347	1,702.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004890	NOLAN, THOMAS LYNN II	80	186,938	0	15,569	1,622.00
2024	2024-660004890	NOLAN, THOMAS LYNN II	80	179,655	0	14,827	1,421.00
2023	2023-660004890	NOLAN, THOMAS LYNN II	80	128,375	0	14,121	1,333.00
2022	2022-660004890	NOLAN, THOMAS LYNN II	80	124,908	0	13,740	1,321.00
2021	2021-660004890	NOLAN, THOMAS LYNN II	80	129,314	0	14,225	1,332.00
2020	2020-660004890	NOLAN, THOMAS LYNN II	80	128,724	0	14,160	1,328.00
2019	2019-660004890	NOLAN, THOMAS LYNN II	80	123,029	0	13,533	1,289.00
2018	2018-660004890	NOLAN, THOMAS LYNN II	80	127,775	0	14,055	1,340.00
2017	2017-660004890	COMMUNITYAMERICA CREDIT UNION	80	126,774	1000	12,945	1,247.00
2016	2016-660004890	CRAWFORD, RHONDA D	80	123,752	1000	12,613	1,219.00
2015	2015-660004890	CRAWFORD, RHONDA D	80	121,388	1000	12,353	1,204.00
2014	2014-660004890	CRAWFORD, RHONDA D	80	124,755	1000	12,051	1,111.00
2013	2013-660004890	CRAWFORD, RHONDA D	80	115,190	1000	11,671	1,116.00



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.039	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,257.00 x 1.60 = 72,213	
Factor Value		
Adjustments	1.0000	
Lot Value	72,213	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,477 / 1,477
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,477
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 32

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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	156,661	106.07	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	227,750 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,004		
Lot Value	72,213		
Indicated Value	195,217	132.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,217	132.17	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.33	Total Misc Impr	+	9,942			
Roofing Adj	+ 4.53	Garage Cost	+	12,487			
Subfloor Adj	+ -1.17	Total RCN	=	212,076			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	89,072			
Plumbing Adj	+ 6.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,004			
Adj Base Cost	= 128.40	Lot Value	+	72,213			
Total Area	x 1,477	Indicated Value	=	195,217			
Adjusted Cost	= 189,647	Value Per SqFt		132.17			

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	12337		117	117	23.89		2,795
PATO	SLAB PORCH - OPEN	12338	16x13		208	9.86		2,051



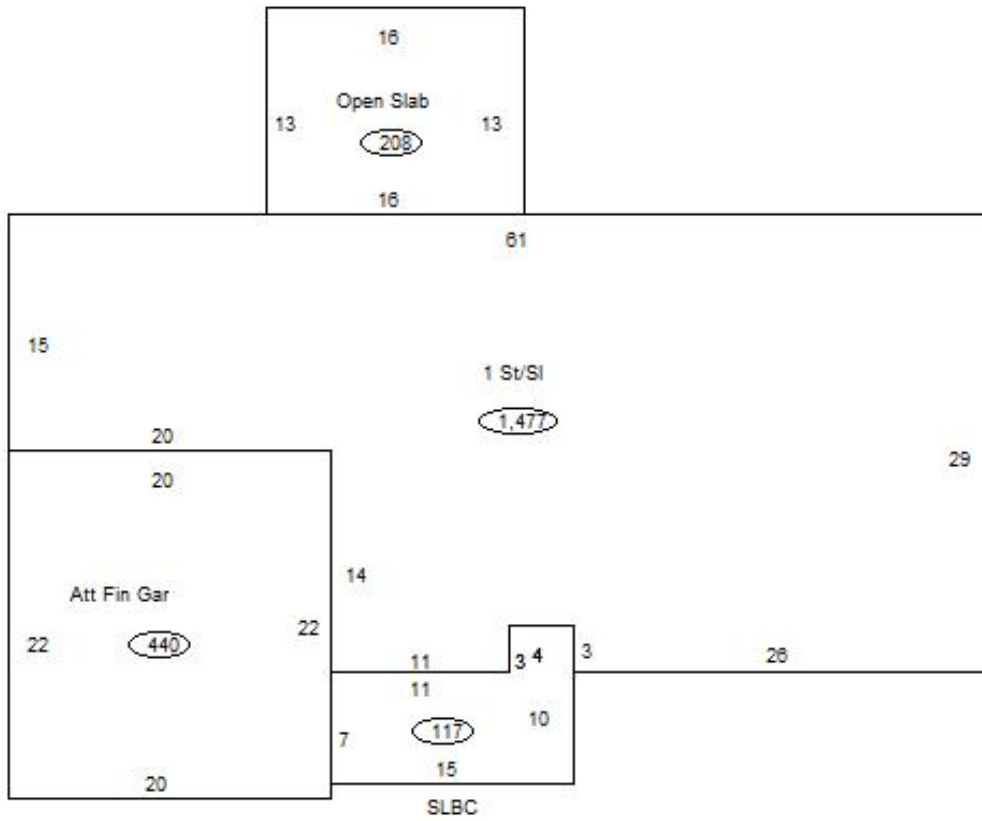
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Sketch Image

660004890



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,477	1.000	1,477
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	117	1.000	117
4	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						1,477		1,477