




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:32:08
Page 1

Assessment Data					Primary Image														
Account 660004917 Parcel ID 000000-00-0-00252-006-0002 Cadastral ID 06-20-16-04970 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 329002 HORN, CHRISTOPHER 10244 E 1ST ST CLAREMORE OK 74019-0000 Parcel Location Situs 10244 E FIRST ST Subdivision DIXIE ESTATES Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/28/2021</p>														
Legal Description Lat/Long: 36.24790903 -95.64917554																			
LOT 2 BLOCK 6 DIXIE ESTATES					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	/	GUINN, JENNIFER	09/30/2019	118,000	YES										
					/	BENIGHT, JOANN	04/26/2019	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2020		Land Value 71,886	35,295	11%	3,882	Assessed	13,949	1,452.53										
Year Frozen	2005		Improvements 108,658	91,520		10,067	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 180,544	126,815		13,949	Total Taxable	12,949	1,365.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004917	HORN, CHRISTOPHER			80	167,573	1000	12,543	1,323.00										
2024	2024-660004917	HORN, CHRISTOPHER			80	158,371	1000	12,149	1,174.00										
2023	2023-660004917	HORN, CHRISTOPHER			80	116,055	1000	11,767	1,122.00										
2022	2022-660004917	HORN, CHRISTOPHER			80	117,644	1000	11,941	1,158.00										
2021	2021-660004917	HORN, CHRISTOPHER			80	118,955	1000	12,086	1,142.00										
2020	2020-660004917	HORN, CHRISTOPHER			80	117,309	1000	11,904	1,127.00										
2019	2019-660004917	GUINN, JENNIFER			80	91,628	2000	4,282	429.00										
2018	2018-660004917	BENIGHT, JOANN			80	95,197	2000	4,283	429.00										
2017	2017-660004917	BENIGHT, JOANN			80	94,530	2000	4,282	430.00										
2016	2016-660004917	BENIGHT, JOANN			80	92,439	2000	4,282	431.00										
2015	2015-660004917	BENIGHT, JOANN			80	90,384	2000	4,283	434.00										
2014	2014-660004917	BENIGHT, JOANN			80	92,959	2000	4,282	412.00										
2013	2013-660004917	BENIGHT, JOANN			80	86,322	2000	4,282	426.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:32:08
 Page 2

Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0013 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,618.00 x 1.65 = 71,886 Factor Value Adjustments 1.0000 Lot Value 71,886		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,140
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1971 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,874	127.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	224,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	120.18	Total Misc Impr	+	6,673			
Roofing Adj	+ 5.33	Garage Cost	+	18,817			
Subfloor Adj	+ -2.50	Total RCN	=	190,288			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	83,727			
Plumbing Adj	+ 8.91	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,561			
Adj Base Cost	= 144.56	Lot Value	+	71,886			
Total Area	x 1,140	Indicated Value	=	178,447			
Adjusted Cost	= 164,798	Value Per SqFt		156.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,561		
Lot Value	71,886		
Indicated Value	178,447	156.53	Per SqFt
Agland Value			
Site Improvements	2,097		
Total Value	180,544	158.37	Total Value Per SqFt

Miscellaneous Improvements								
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	12440	4x3		12	26.89		323
PATO	SLAB PORCH - OPEN	12441	8x8		64	11.48		735

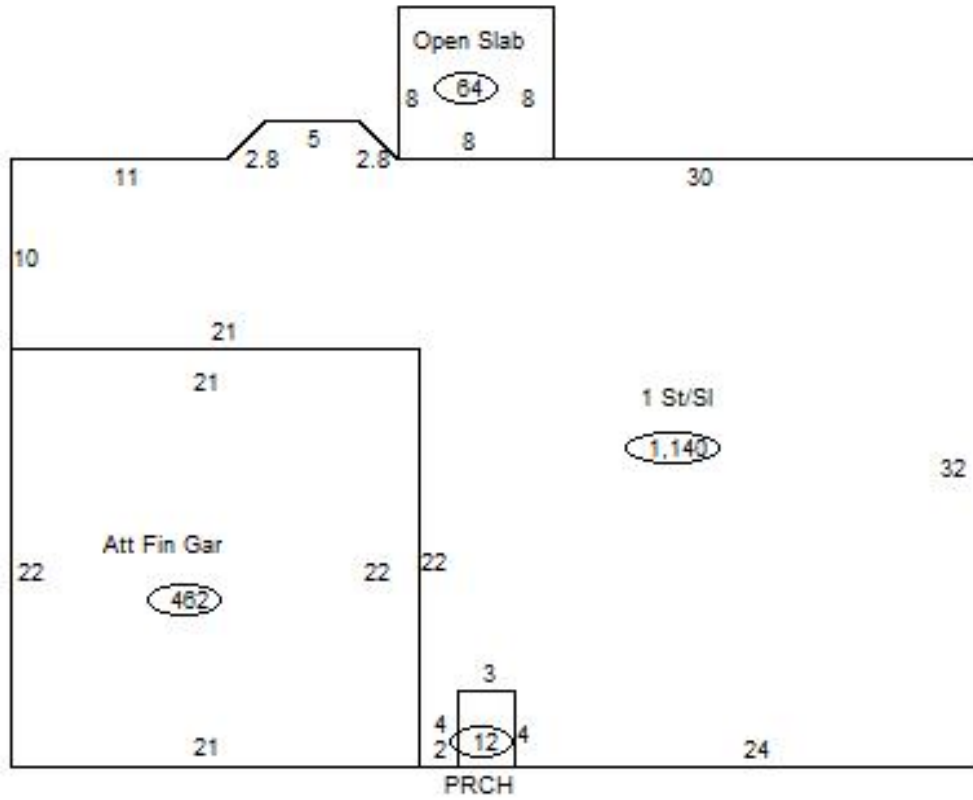


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:32:08
 Page 3

Sketch Image

660004917



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,140	1.000	1,140
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	PRCH	12	1.000	12
4	M	PATO		13	Open Slab	64	1.000	64
Total Building Area						1,140		1,140



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:32:08
Page 4

660004917

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		12x14x8	Plank	Formed Metal	168
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (24.35 x 168)	4,091		4,091	2,414	1,677

SHIP	Shipping/Storage Container		8x40x8			320
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)	2,000		2,000	1,580	420