



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:00:25
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Assessment Data					Primary Image				
Account	660005563								
Parcel ID	21N16E-06-2-00000-000-0000								
Cadastral ID	06-21-16-04500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	347285								
COOPER, CALEB & ADRIANNA L									
10072 E 470 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	10072 E 470 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.1 - Acres						
Sec/Twn/Rng	6 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33566315 -95.64967885									
E 123' OF W 403' OF NW 10.72 AC OF GOV LOT 4 LESS S 165' THEREOF									
Building Permits									
Number	Description	Opened	Closed	Amount					
9252	R6 FOR NEW SFR	03/2005	09/2005	105,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	GAYLE, BRIANNA LEE NICOLE &	06/06/2025	370,000	YES					
/	SMITH, MICHAEL A & BRENTLEE T	04/04/2024	360,000	YES					
/	PHILPOTT, JENNIFER MARIE &	02/02/2023	340,000	YES					
/	ISAM, MELISSA A &	09/23/2022	190,000	YES					
2158/943	RAGSDALE, MICHAEL WAYNE	02/14/2011	201,500	YES					
1406/905	TANDY, TERRY F	09/12/2002	16,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	2026	Land Value	120,898	120,898	11%	13,299	Assessed	40,894	4,352.82
Year Frozen	0	Improvements	250,861	250,861		27,595	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	371,759	371,759		40,894	Total Taxable	40,894	4,353.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005563	COOPER, CALEB & ADRIANNA L	8	360,000	0	39,600	4,215.00		
2024	2024-660005563	GAYLE, BRIANNA LEE NICOLE &	8	340,163	0	37,418	3,982.00		
2023	2023-660005563	SMITH, MICHAEL A & BRENTLEE T	8	190,000	0	20,900	2,207.00		
2022	2022-660005563	ISAM, MELISSA A &	8	257,531	0	27,387	2,910.00		
2021	2021-660005563	ISAM, MELISSA A &	8	237,114	0	26,083	2,658.00		
2020	2020-660005563	ISAM, MELISSA A &	8	233,224	0	25,655	2,709.00		
2019	2019-660005563	ISAM, MELISSA A &	8	223,644	0	24,601	2,626.00		
2018	2018-660005563	ISAM, MELISSA A &	8	229,307	0	25,224	2,688.00		
2017	2017-660005563	ISAM, MELISSA A &	8	227,454	0	25,020	2,622.00		
2016	2016-660005563	ISAM, MELISSA A &	8	221,742	0	24,392	2,630.00		
2015	2015-660005563	ISAM, MELISSA A &	8	214,931	0	23,643	2,434.00		
2014	2014-660005563	ISAM, MELISSA A &	8	216,664	0	23,559	2,462.00		
2013	2013-660005563	ISAM, MELISSA A &	8	203,975	0	22,437	2,311.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1.1		
Non-Ag Acres	1.4432		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	62,865.00 x .74 = 46,827		
Factor Value			
Adjustments	2.5818		
Lot Value	120,898		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,191 / 1,979
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,191
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	280,881 141.93 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	250,861
Lot Value	120,898
Indicated Value	371,759 187.85 Per SqFt
Agland Value	
Site Improvements	
Total Value	371,759 187.85 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.75	Total Misc Impr	+ 16,880
Roofing Adj	+ 3.62	Garage Cost	+ 23,725
Subfloor Adj	+ -2.31	Total RCN	= 299,498
Heat/Cool Adj	+ 14.47	Depreciation (17%)	- 50,915
Plumbing Adj	+ 11.29	Lump Sums	+ 2,278
Basement Adj	+ 0.00	RCNLD	= 250,861
Adj Base Cost	= 130.82	Lot Value	+ 120,898
Total Area	x 1,979	Indicated Value	= 371,759
Adjusted Cost	= 258,893	Value Per SqFt	187.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	13243	40x5		200	28.80		5,760
BALW	BALCONY - WOOD	13245	9x8		72	31.64		2,278
PRCH	SLAB PORCH - COVERED	13246	162		162	28.95		4,690



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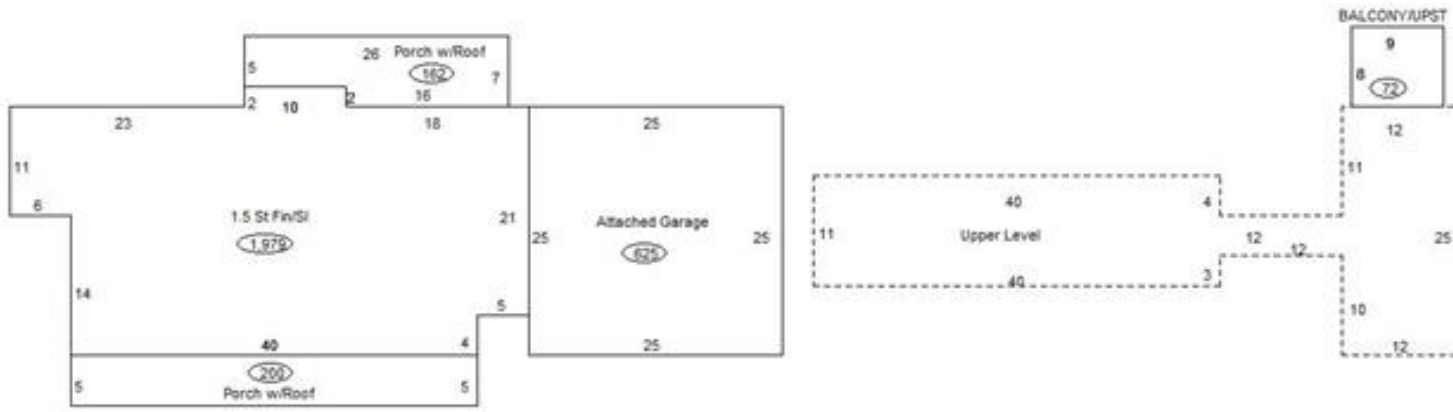
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,191	1.662	1,979
2	M	PRCH		13	SLBC	200	1.000	200
3	G	1		13	Attached Garage	625	1.000	625
4	M	BALW		13	Balcony	72	1.000	72
5	M	PRCH		13	SLBC	162	1.000	162
6	U	^UL	Overhang	13	Upper Level	788	1.000	788
Total Building Area						1,191		1,979