




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:33:33  
Page 1

Assessment Data					Primary Image									
Account	660005626													
Parcel ID	000000-00-0-10503-002-0007													
Cadastral ID	06-21-16-05480													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	274785													
BLASI, KENDEL AUTHUR &														
KARIE LYNN														
1601 COLLEGE PARK RD														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01601 COLLEGE PARK RD													
Subdivision	WESTWOOD MANOR													
Lot/Block	0007 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	6 / 21 / 16 / 5													
Neighborhood	1181 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.32477781 -95.64505529														
LOT 7 BLOCK 2 WESTWOOD MANOR														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1238/202 849/633	MOORE, J DOVEL & LEONITE S	07/17/2000	20,000	Yes										
			0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2001	Land Value	96,907	61,295	11%	6,742	Assessed	36,280						
Year Frozen	0	Improvements	277,300	268,527		29,538	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	374,207	329,822		36,280	Total Taxable	35,280						
								3,261.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005626	BLASI, KENDEL AUTHUR &	17	362,841	1000	34,223	3,163.00							
2024	2024-660005626	BLASI, KENDEL AUTHUR &	17	359,233	1000	33,198	3,068.00							
2023	2023-660005626	BLASI, KENDEL AUTHUR &	17	279,258	1000	29,718	2,722.00							
2022	2022-660005626	BLASI, KENDEL AUTHUR &	17	279,244	1000	29,358	2,718.00							
2021	2021-660005626	BLASI, KENDEL AUTHUR &	17	267,943	1000	28,474	2,514.00							
2020	2020-660005626	BLASI, KENDEL AUTHUR &	17	266,115	1000	27,703	2,537.00							
2019	2019-660005626	BLASI, KENDEL AUTHUR &	17	253,339	1000	26,867	2,488.00							
2018	2018-660005626	BLASI, KENDEL AUTHUR &	17	259,734	1000	27,571	2,548.00							
2017	2017-660005626	BLASI, KENDEL AUTHUR &	17	257,709	1000	27,348	2,512.00							
2016	2016-660005626	BLASI, KENDEL AUTHUR &	17	251,327	1000	26,646	2,501.00							
2015	2015-660005626	BLASI, KENDEL AUTHUR &	17	244,677	1000	25,914	2,337.00							
2014	2014-660005626	BLASI, KENDEL AUTHUR &	17	248,722	1000	25,483	2,363.00							
2013	2013-660005626	BLASI, KENDEL AUTHUR &	17	234,402	1000	24,711	2,261.00							



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Date 04/17/2026  
Time 03:33:33  
Page 2

Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4156	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	105,222.00 x .92 = 96,907	
Factor Value		
Adjustments	1.0000	
Lot Value	96,907	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,295 / 2,295
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,295
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-5-3\IMG\_0035. 5/3/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,867	132.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	296,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.27	Total Misc Impr	+	6,785			
Roofing Adj	+ 4.56	Garage Cost	+	18,963			
Subfloor Adj	+ -2.19	Total RCN	=	312,141			
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	71,792			
Plumbing Adj	+ 8.51	Lump Sums	+	5,206			
Basement Adj	+ 0.00	RCNLD	=	245,555			
Adj Base Cost	= 124.79	Lot Value	+	96,907			
Total Area	x 2,295	Indicated Value	=	342,462			
Adjusted Cost	= 286,393	Value Per SqFt		149.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,555		
Lot Value	96,907		
Indicated Value	342,462	149.22	Per SqFt
Agland Value			
Site Improvements	31,745		
Total Value	374,207	163.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13428	16x6		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	13429	16x10		160	26.43		4,229
WODO	WOOD DECK - OPEN	13430	326		326	16.99	6%	5,206



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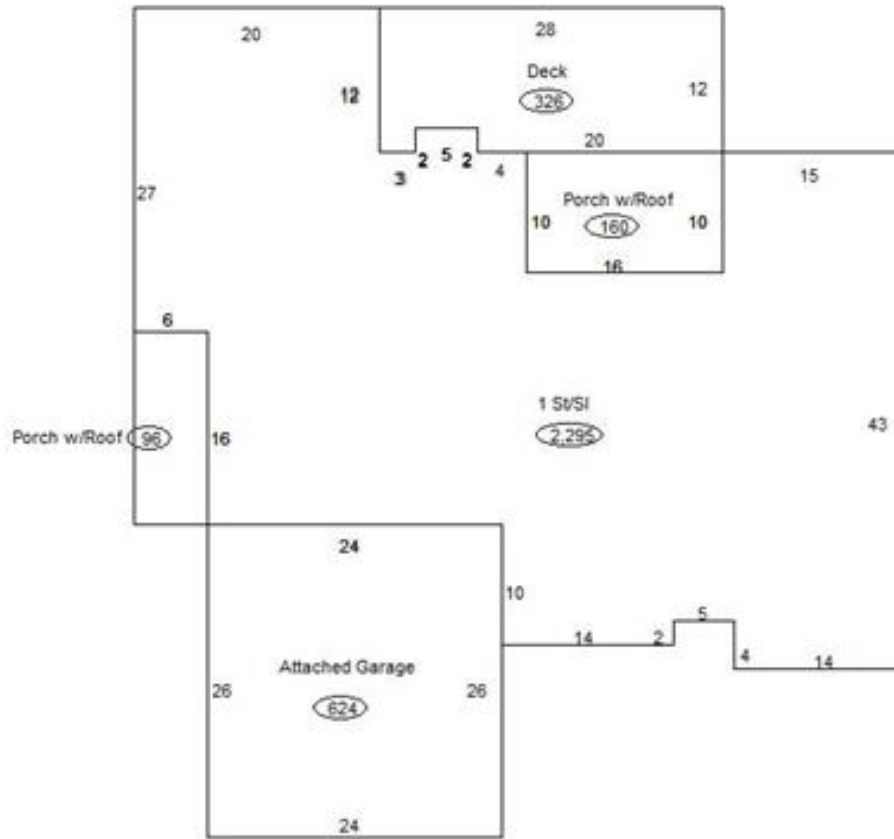
Date 04/17/2026

Time 03:33:33

Page 3

### Sketch Image

660005626



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,295	1.000	2,295
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	160	1.000	160
5	M	WODO		13	WODO	326	1.000	326
<b>Total Building Area</b>						2,295		2,295



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Date 04/17/2026  
Time 03:33:33  
Page 4

660005626

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	24x40x0			960	
	Qual	2	Cond 2	Year 2023	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.93 x 960)		31,613		31,613	1,581	30,032
	PRCH	Slab Porch - Covered	8x12x0			96	
	Qual	2	Cond 2	Year 2023	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.99 x 96)		2,015		2,015	302	1,713