



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:33:37
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005651 Parcel ID 000000-00-0-00813-001-0005 Cadastral ID 06-21-17-00140 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 42154 ASBILL, JOE GARY REVOCABLE LIVING TRUST 16855 E THOMAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 16855 E THOMAS DR Subdivision THOMAS HEIGHTS Lot/Block 0005 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 6 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660005651 08/20/25</p> <p>660005651_001.JPG 9/3/2025</p>																																																																																																																				
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 Page 2

Lot Data		Square-Foot - NBHD 1070 #1		Primary Image	
Lot Size				 <p>660005651_001.JPG 9/3/2025</p>	
Lot Count					
Units Buildable					
Non-Ag Acres	4.3704				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	190,373.00 x .53 = 101,801				
Factor Value				GRM Approach	
Adjustments	1.0000			GRM Code	
Lot Value	101,801			Gross Rent	0.00
Residential Data				Indicated Value	
Type	1 Single Family Residence			Multiple Regression	
Condition	3 - Average			MRA Code	1 Test
Quality	2.5 - Fair			Adusted R	0.8445
Architecture				Indicated Value	162,655 118.04 Per SqFt
Style	100% One Story			Direct Comparables	
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood			Selection Model	A Adam Test
Base/Total Area	1,378 / 1,378			Adjustment Model	1 2022 Residential
Style	100% One Story			Comparables	3
HVAC	100% Warmed & Cooled Air			Indicated Value	174,520 Per SqFt
Roof Cover	1 Composition Shingle			Value Reconciliation	
Area on Slab	1,378			Selected Approach	Cost Approach
Fixture/RghIn	11 /			Improvements	139,509
Bed/F/H Bath	3 / 2.0 /			Lot Value	101,801
Basement Area				Indicated Value	241,310 175.12 Per SqFt
Garage Type	400 Attached Garage - Unfinished			Agland Value	
Remodel				Site Improvements	
Year/Eff Age	1995 / 23			Total Value	241,310 175.12 Total Value Per SqFt
Cost Approach				Manual : 01/2025	
Base Cost	102.68	Total Misc Impr	+ 11,710		
Roofing Adj	+ 4.42	Garage Cost	+ 11,700		
Subfloor Adj	+ -1.15	Total RCN	= 199,298		
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 59,789		
Plumbing Adj	+ 10.22	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 139,509		
Adj Base Cost	= 127.64	Lot Value	+ 101,801		
Total Area	x 1,378	Indicated Value	= 241,310		
Adjusted Cost	= 175,888	Value Per SqFt	175.12		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13506	43x7		301	23.25		6,998
PRCH	SLAB PORCH - COVERED	13507	20x10		200	23.56		4,712



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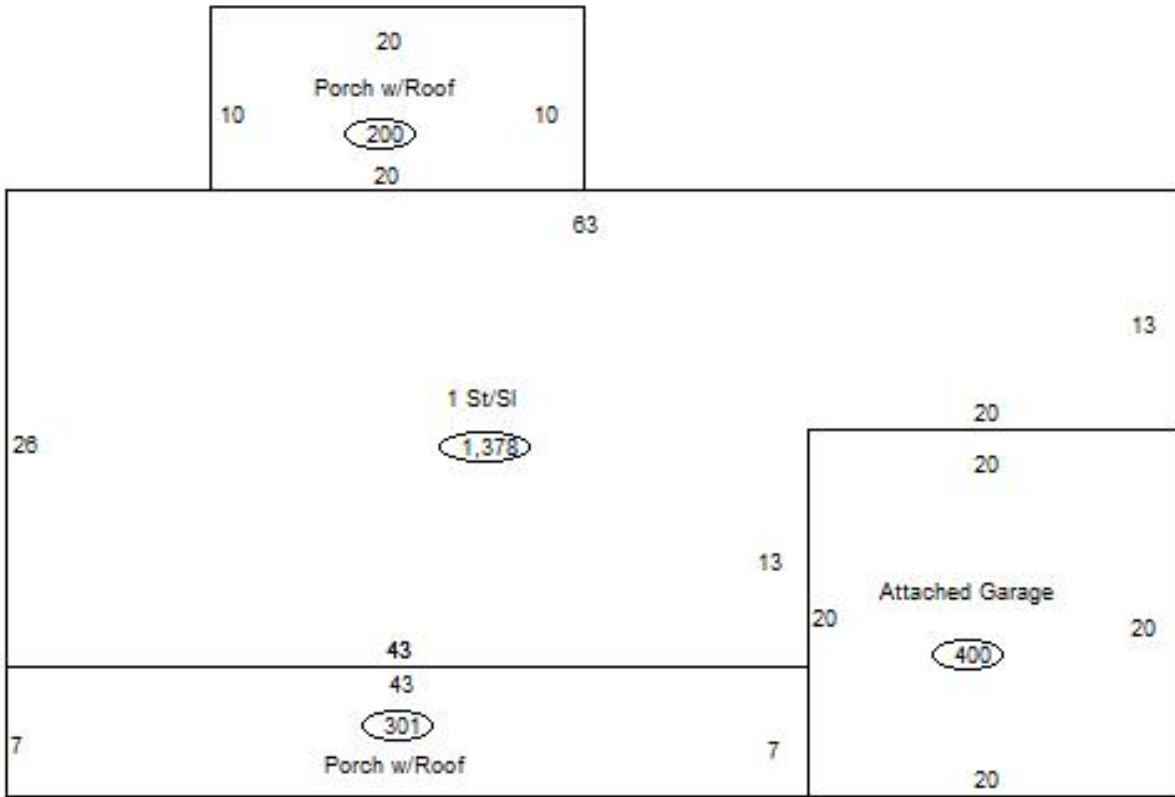
Date 04/17/2026

Time 03:33:37

Page 3

Sketch Image

660005651



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,378	1.000	1,378
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	301	1.000	301
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,378		1,378