




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:10
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Assessment Data					Primary Image									
Account	660005806													
Parcel ID	000000-00-0-00606-006-0004													
Cadastral ID	06-22-16-02850													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	331510													
MANN, CHRISTOPHER D														
10083 E GUM ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	10083 GUM ST													
Subdivision	PONDEROSA													
Lot/Block	0004 / 0006	Parcel Size 2 - Lots												
Sec/Twn/Rng	6 / 22 / 16 / 5													
Neighborhood	1085 - R-V04-NW SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.41761196 -95.64954413														
LOTS 3 & 4 BLOCK 6 PONDEROSA														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	SHRUM, JUSTIN LEE &	06/12/2020	168,000	YES										
/	FEDERAL HOME LOAN MORT CORP	07/18/2019	140,000	3										
/	MAYFIELD, HAROLD L II	02/07/2019	0	10										
2679/525	MAYFIELD, HAROLD L II &	12/07/2017	0	4										
1089/109	SECRETARY OF HOUSING &-URBAN I	11/13/1997	0	No										
1073/296	DAUSE, HENRIETTA & VAN L	01/14/1997	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax						
Remove Cap	2021	Land Value	83,255	38,064	11%	4,187	Assessed	19,981	2,044.69					
Year Frozen	0	Improvements	147,020	143,586		15,794	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	230,275	181,650		19,981	Total Taxable	18,981	1,956.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005806	MANN, CHRISTOPHER D	11	222,660	1000	18,400	1,897.00							
2024	2024-660005806	MANN, CHRISTOPHER D	11	237,108	1000	17,835	1,846.00							
2023	2023-660005806	MANN, CHRISTOPHER D	11	166,237	1000	17,286	1,825.00							
2022	2022-660005806	MANN, CHRISTOPHER D	11	168,546	1000	17,540	1,864.00							
2021	2021-660005806	MANN, CHRISTOPHER D	11	170,386	1000	17,742	1,820.00							
2020	2020-660005806	MANN, CHRISTOPHER D	11	151,209	0	16,633	1,748.00							
2019	2019-660005806	SHRUM, JUSTIN LEE &	11	145,446	0	15,999	1,659.00							
2018	2018-660005806	MAYFIELD, HAROLD L II	11	151,226	0	16,182	1,696.00							
2017	2017-660005806	MAYFIELD, HAROLD L II &	11	149,957	0	15,411	1,578.00							
2016	2016-660005806	MAYFIELD, HAROLD L II &	11	146,012	1000	13,677	1,422.00							
2015	2015-660005806	MAYFIELD, HAROLD L II &	11	144,577	1000	13,250	1,390.00							
2014	2014-660005806	MAYFIELD, HAROLD L II &	11	145,749	1000	12,835	1,347.00							
2013	2013-660005806	MAYFIELD, HAROLD L II &	11	139,877	1000	12,432	1,282.00							



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	18040	
Non-Ag Acres	0.6068	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	26,430.00 x 3.15 = 83,255	
Factor Value		
Adjustments	1.0000	
Lot Value	83,255	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,804 / 1,804
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,804
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	524 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	183,283	101.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	186,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.29	Total Misc Impr	+	34,525			
Roofing Adj	+ 5.09	Garage Cost	+	14,237			
Subfloor Adj	+ -1.15	Total RCN	=	262,536			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	115,516			
Plumbing Adj	+ 7.80	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	147,020			
Adj Base Cost	= 118.50	Lot Value	+	83,255			
Total Area	x 1,804	Indicated Value	=	230,275			
Adjusted Cost	= 213,774	Value Per SqFt		127.65			

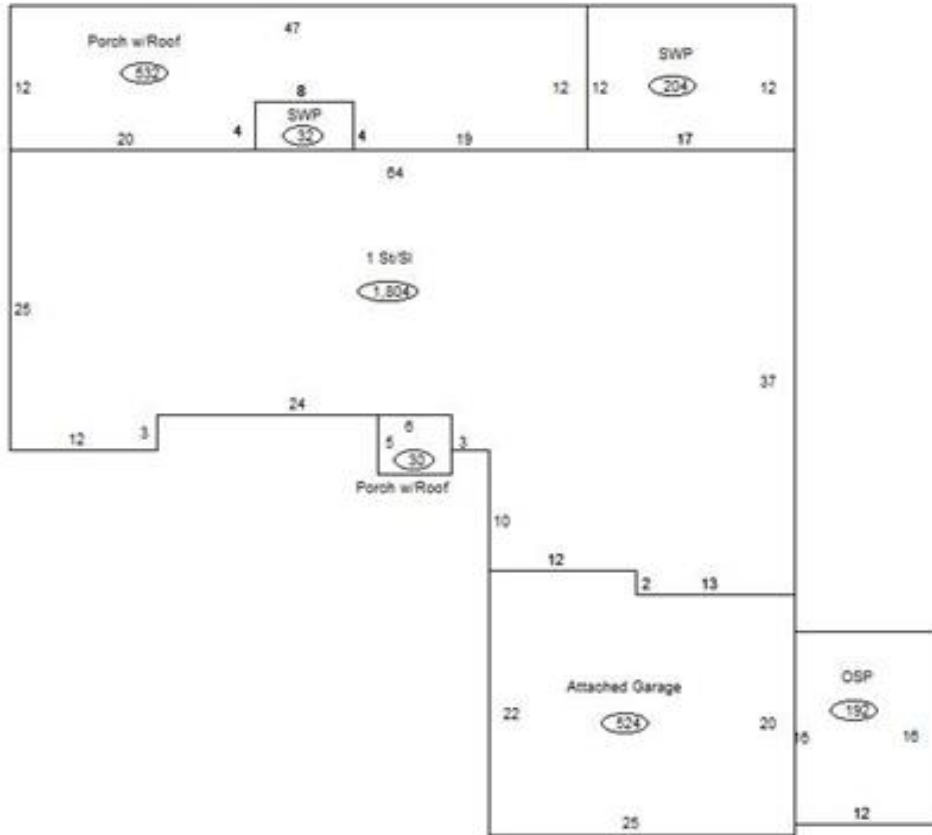
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,020		
Lot Value	83,255		
Indicated Value	230,275	127.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,275	127.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	13744		30	30	24.17		725
PRCH	SLAB PORCH - COVERED	13745		532	532	22.76		12,108
EPSW	ENCLOSED PORCH - SOLID WALL	13746		8x4	32	63.55		2,034
EPSW	ENCLOSED PORCH - SOLID WALL	13747		17x12	204	61.92		12,632
PATO	SLAB PORCH - OPEN	13748		16x12	192	10.05		1,930



Sketch Image

660005806



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,804	1.000	1,804
2	G	1		13	Attached Garage	524	1.000	524
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	532	1.000	532
5	M	EPSW		13	EPSW	32	1.000	32
6	M	EPSW		13	EPSW	204	1.000	204
7	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,804		1,804