




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:18:25
Page 1

Assessment Data	Primary Image																																			
Account 660006033 Parcel ID 000000-00-0-00702-001-0003 Cadastral ID 07-21-15-01960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337993 WARD, CHRISTOPHER J & JAMI B 4354 E HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 04354 E HWY 20 Subdivision ROLLING MEADOWS EXT 2 Lot/Block 0003 / 0001 Parcel Size .92 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0509\IMG_0051. 5/9/2022</p>																																			
Legal Description Lat/Long: 36.32092007 -95.75221146 LOT 3 BLOCK 1 ROLLING MEADOWS EXT 2 LESS N'ERLY STRIP DEEDED TO ODOT FOR HWY 20 DESC AS BEG AT NW/C THEREOF; TH N88-0532E 209.40'; TH S01-4725E 46.59'; TH S88-2354W 209.40'; TH N01-47-25W 45.47' TO POB	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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>STULL, RICKY D & TAMI G</td> <td>04/06/2022</td> <td>412,000</td> <td>YES</td> </tr> <tr> <td>800/82</td> <td> </td> <td> </td> <td>12,500</td> <td>No</td> </tr> <tr> <td>803/277</td> <td> </td> <td> </td> <td>84,000</td> <td>No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	STULL, RICKY D & TAMI G	04/06/2022	412,000	YES	800/82			12,500	No	803/277			84,000	No
Code	Type	Active	Maximum	Exemption																																
H	Homestead	Yes	1,000	1,000																																
H	Homestead	No	1,000																																	
Bk/Pg	Grantor	Date	Price	Code																																
/	STULL, RICKY D & TAMI G	04/06/2022	412,000	YES																																
800/82			12,500	No																																
803/277			84,000	No																																

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2023	Land Value	122,917	122,917	11%	13,521	Assessed	43,925	4,767.53
Year Frozen	0	Improvements	276,402	276,402		30,404	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	399,319	399,319		43,925	Total Taxable	42,925	4,670.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660006033	WARD, CHRISTOPHER J &	7	393,717	1000	42,309	4,603.00	
2024	2024-660006033	WARD, CHRISTOPHER J &	7	412,000	1000	44,320	4,905.00	
2023	2023-660006033	WARD, CHRISTOPHER J &	7	412,000	0	45,320	4,894.00	
2022	2022-660006033	WARD, CHRISTOPHER J &	7	252,575	1000	25,215	2,844.00	
2021	2021-660006033	STULL, RICKY D & TAMI G	7	259,033	1000	24,451	2,728.00	
2020	2020-660006033	STULL, RICKY D & TAMI G	7	257,947	1000	23,710	2,643.00	
2019	2019-660006033	STULL, RICKY D & TAMI G	7	246,626	1000	22,991	2,566.00	
2018	2018-660006033	STULL, RICKY D & TAMI G	7	253,565	1000	22,292	2,408.00	
2017	2017-660006033	STULL, RICKY D & TAMI G	7	251,631	1000	21,613	2,356.00	
2016	2016-660006033	STULL, RICKY D & TAMI G	7	245,752	1000	20,955	2,287.00	
2015	2015-660006033	STULL, RICKY D & TAMI G	7	248,582	1000	20,316	2,231.00	
2014	2014-660006033	STULL, RICKY D & TAMI G	7	258,447	1000	19,695	2,181.00	
2013	2013-660006033	STULL, RICKY D & TAMI G	7	245,576	1000	19,092	2,076.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:18:25
 Page 2

Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.629		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	114,518.00 x .89 = 101,937		
Factor Value			
Adjustments	1.2058		
Lot Value	122,917		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0509\IMG_0051. 5/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,877 / 3,107
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,877
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	386,272 124.32 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	411,990 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	275,002
Lot Value	122,917
Indicated Value	397,919 128.07 Per SqFt
Agland Value	
Site Improvements	1,400
Total Value	399,319 128.52 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.34	Total Misc Impr	+ 11,677
Roofing Adj	+ 3.72	Garage Cost	+ 24,511
Subfloor Adj	+ -2.83	Total RCN	= 429,690
Heat/Cool Adj	+ 16.31	Depreciation (36%)	- 154,688
Plumbing Adj	+ 8.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 275,002
Adj Base Cost	= 126.65	Lot Value	+ 122,917
Total Area	x 3,107	Indicated Value	= 397,919
Adjusted Cost	= 393,502	Value Per SqFt	128.07

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14168	15x14		210	32.22		6,766
PATO	SLAB PORCH - OPEN	14169	15x14		210	13.02		2,734
PRCH	SLAB PORCH - COVERED	14170	11x6		66	32.99		2,177



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

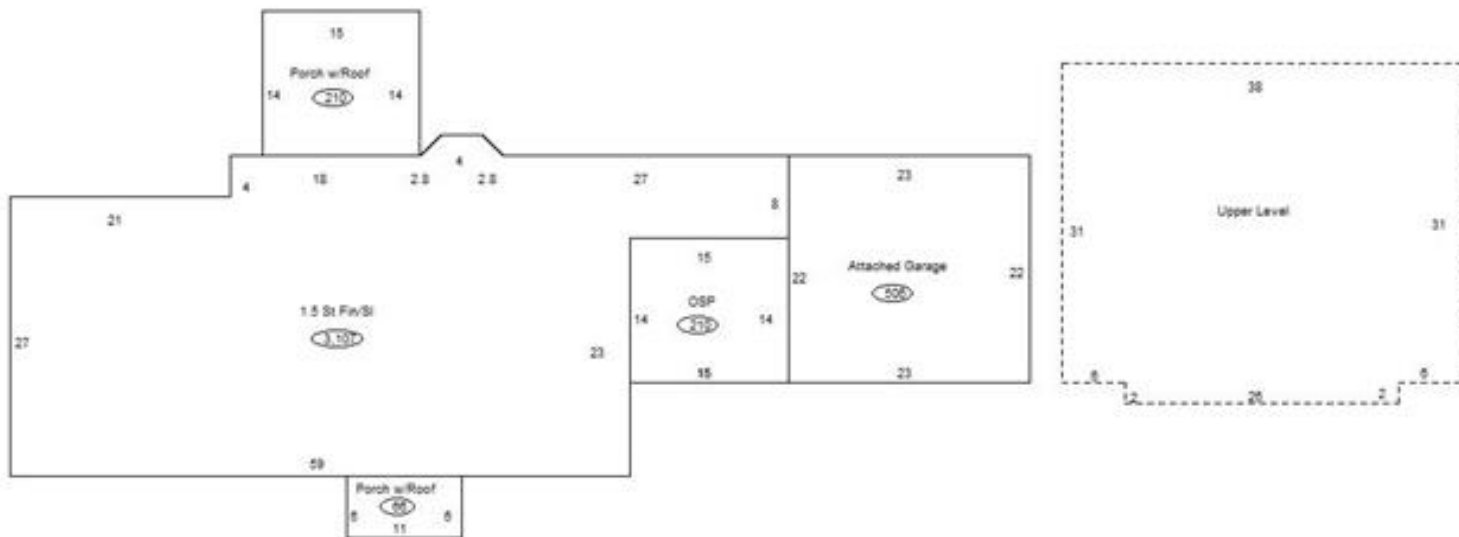
Date 04/17/2026

Time 13:18:25

Page 3

Sketch Image

660006033



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	506	1.000	506
2	M	PRCH		13	SLBC	210	1.000	210
3	M	PATO		13	Open Slab	210	1.000	210
4	M	PRCH		13	SLBC	66	1.000	66
5	R	5	Slab	13	1.5 St Fin/SI	1,877	1.655	3,107
6	U	^UL	Overhang	13	Upper Level	1,230	1.000	1,230
Total Building Area						1,877		3,107



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:18:25
Page 4

660006033

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			748	
	Qual	2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 748)	3,501		3,501	2,101	1,400
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.61 x)					