



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:34:54
Page 1

Assessment Data					Primary Image				
Account	660006087				<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0079.JPG 5/9/2023</p>				
Parcel ID	000000-00-0-10105-002-0002								
Cadastral ID	07-21-16-00490								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	32144								
SALLAK, HUSSEIN M									
1705 OAKRIDGE DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00646 EARTHSIDE DR								
Subdivision	EARTHSIDE III								
Lot/Block	0002 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30952804 -95.63570046									
Building Permits									
LOT 2 BLOCK 2 EARTHSIDE III									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					825/557			49,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	0	Land Value	54,108	22,684	11%	2,495	Assessed	13,384	1,237.08
Year Frozen	0	Improvements	139,946	98,988		10,889	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	194,054	121,672		13,384	Total Taxable	13,384	1,237.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660006087	SALLAK, HUSSEIN M			17	190,189	0	12,746	1,178.00
2024	2024-660006087	SALLAK, HUSSEIN M			17	195,260	0	12,139	1,122.00
2023	2023-660006087	SALLAK, HUSSEIN M			17	143,012	0	11,562	1,059.00
2022	2022-660006087	SALLAK, HUSSEIN M			17	104,596	0	11,011	1,019.00
2021	2021-660006087	SALLAK, HUSSEIN M			17	95,335	0	10,487	926.00
2020	2020-660006087	SALLAK, HUSSEIN M			17	97,045	0	10,675	978.00
2019	2019-660006087	SALLAK, HUSSEIN M			17	96,245	0	10,587	981.00
2018	2018-660006087	SALLAK, HUSSEIN M			17	102,620	0	11,288	1,043.00
2017	2017-660006087	SALLAK, HUSSEIN M			17	101,762	0	11,194	1,028.00
2016	2016-660006087	SALLAK, HUSSEIN M			17	124,713	0	13,267	1,245.00
2015	2015-660006087	SALLAK, HUSSEIN M			17	114,869	0	12,636	1,140.00
2014	2014-660006087	SALLAK, HUSSEIN M			17	124,309	0	12,675	1,175.00
2013	2013-660006087	SALLAK, HUSSEIN M			17	119,108	0	12,071	1,105.00



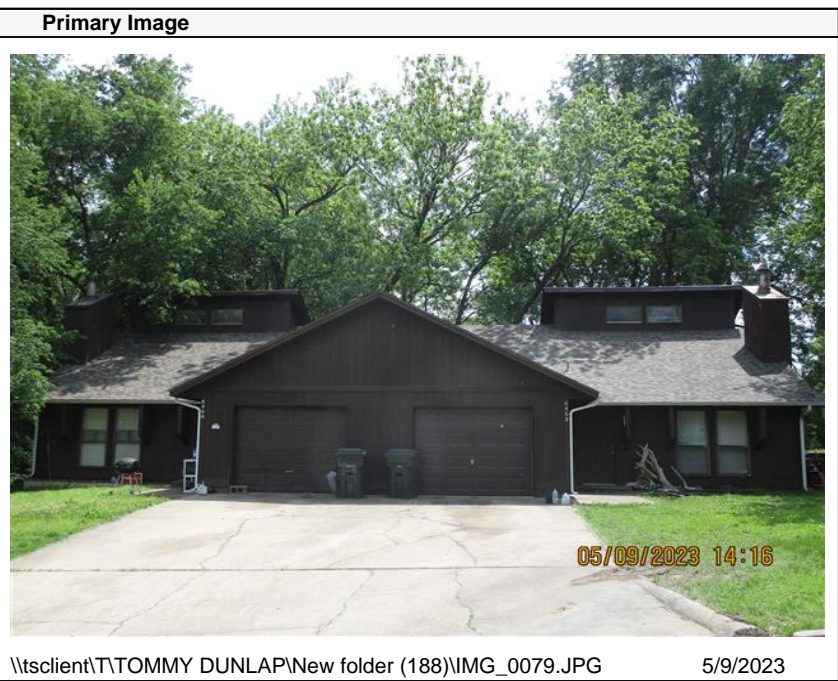
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 Time 03:34:55
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2993		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,038.00 x 4.15 = 54,108		
Factor Value			
Adjustments	1.0000		
Lot Value	54,108		



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Residential Data	
Type	5 Duplex
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,038 / 2,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,038
Fixture/RghIn	14 /
Bed/F/H Bath	6 / 3.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,070	84.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	31,690		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.90	Total Misc Impr	+ 13,008
Roofing Adj	+ 3.04	Garage Cost	+ 19,103
Subfloor Adj	+ 0.00	Total RCN	= 325,456
Heat/Cool Adj	+ 10.74	Depreciation (57%)	- 185,510
Plumbing Adj	+ 6.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,946
Adj Base Cost	= 119.44	Lot Value	+ 54,108
Total Area	x 2,456	Indicated Value	= 194,054
Adjusted Cost	= 293,345	Value Per SqFt	79.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,946		
Lot Value	54,108		
Indicated Value	194,054	79.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,054	79.01	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	4,773.09		4,773
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,773.09		4,773
PATO	SLAB PORCH - OPEN	14431	12x5		60	10.24		614
PATO	SLAB PORCH - OPEN	14432	12x5		60	10.24		614
PATO	SLAB PORCH - OPEN	14433	11x10		110	10.15		1,117
PATO	SLAB PORCH - OPEN	14434	11x10		110	10.15		1,117



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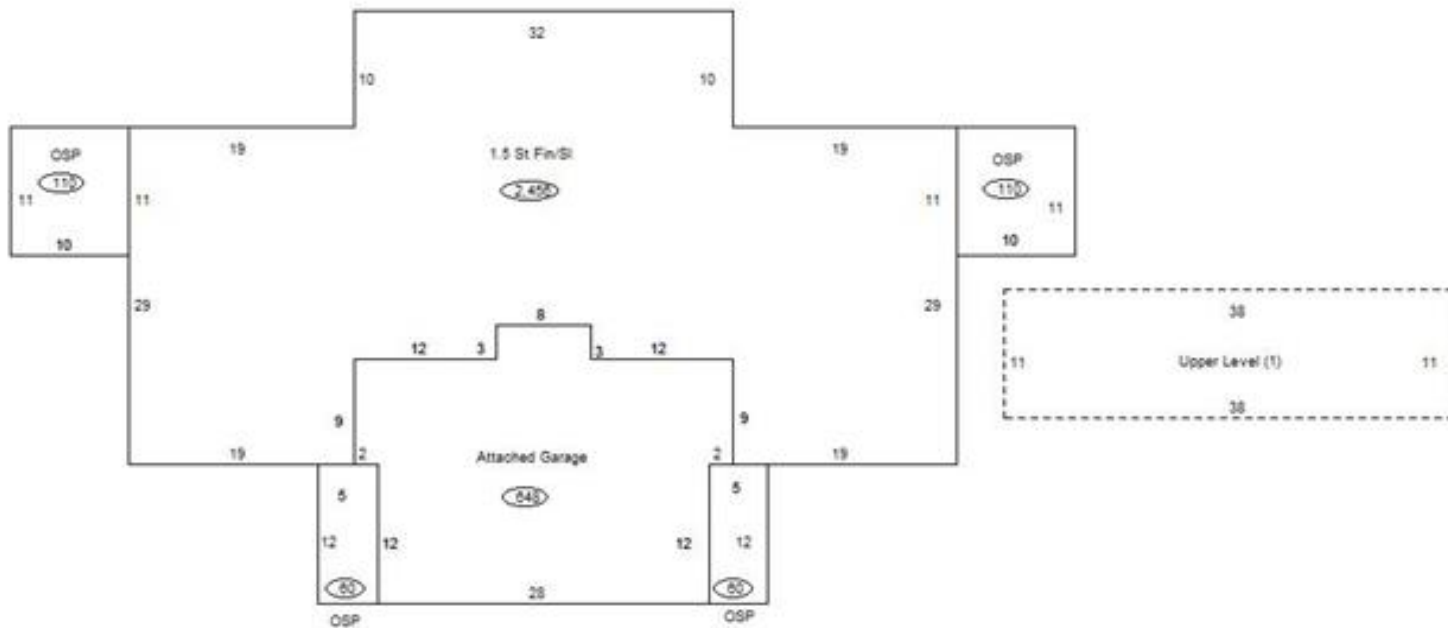
Date 04/17/2026

Time 03:34:55

Page 3

Sketch Image

660006087



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	2,038	1.205	2,456
2	G	1		13	Attached Garage	648	1.000	648
3	M	PATO		13	Open Slab	60	1.000	60
4	M	PATO		13	Open Slab	60	1.000	60
5	M	PATO		13	Open Slab	110	1.000	110
6	M	PATO		13	Open Slab	110	1.000	110
7	U	^UL		13	Upper Level (1)	418	1.000	418
Total Building Area						2,038		2,456