



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:36:02
Page 1

Assessment Data					Primary Image				
Account	660006162								
Parcel ID	000000-00-0-10505-020-0006								
Cadastral ID	07-21-16-04050								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	301351								
PEARY, JAY									
3255 FREDERICK RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	00516 S PINE ST								
Subdivision	WESTSIDE								
Lot/Block	0006 / 0020	Parcel Size	2 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31305091 -95.63354402									
Building Permits									
LOTS 4 & 5 & NLY 10' OF LOT 6 BLOCK 20 WESTSIDE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					2634/75	EDWARDS, LEA M	05/16/2017	75,000	YES
					1450/270	INTRINSIC PROPERTIES INC	02/14/2003	69,000	YES
					1436/636	SEC OF HOUSING & URBAN DEV	11/22/2002	0	1
					1436/638	CLAREMORE PROPERTY DEV LLC	11/22/2002	0	5
					1345/801	MCELROY, WILLIAM B & CINDI	09/06/2001	0	10
					1176/321	YORK, DICK CO-TRUSTEE &~JIM SEIF	06/10/1999	67,500	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2018	Land Value	29,212	16,144	11%	1,776	Assessed	9,802	906.00
Year Frozen	0	Improvements	79,730	72,965		8,026	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	108,942	89,109		9,802	Total Taxable	9,802	906.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006162	PEARY, JAY	17	106,254	0	9,335	863.00		
2024	2024-660006162	PEARY, JAY	17	106,302	0	8,891	822.00		
2023	2023-660006162	PEARY, JAY	17	109,534	0	8,468	776.00		
2022	2022-660006162	PEARY, JAY	17	73,312	0	8,064	746.00		
2021	2021-660006162	PEARY, JAY	17	78,188	0	8,601	759.00		
2020	2020-660006162	PEARY, JAY	17	76,843	0	8,453	774.00		
2019	2019-660006162	PEARY, JAY	17	73,938	0	8,133	753.00		
2018	2018-660006162	PEARY, JAY	17	76,383	0	8,402	776.00		
2017	2017-660006162	PEARY, JAY	17	75,716	0	8,329	765.00		
2016	2016-660006162	EDWARDS, LEA M	17	73,667	0	8,103	761.00		
2015	2015-660006162	EDWARDS, LEA M	17	71,890	0	7,908	713.00		
2014	2014-660006162	EDWARDS, LEA M	17	74,202	0	8,131	754.00		
2013	2013-660006162	EDWARDS, LEA M	17	70,402	0	7,744	709.00		



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 Time 03:36:02
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.1616		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,039.00 x 4.15 = 29,212		
Factor Value			
Adjustments	1.0000		
Lot Value	29,212		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,144
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	286 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	111,330	97.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	129,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.22	Total Misc Impr	+ 1,208				
Roofing Adj	+ 4.78	Garage Cost	+ 7,834				
Subfloor Adj	+ 0.00	Total RCN	= 142,375				
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 62,645				
Plumbing Adj	+ 7.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 79,730				
Adj Base Cost	= 116.55	Lot Value	+ 29,212				
Total Area	x 1,144	Indicated Value	= 108,942				
Adjusted Cost	= 133,333	Value Per SqFt	95.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,730		
Lot Value	29,212		
Indicated Value	108,942	95.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	108,942	95.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	14775	12x10		120	10.07		1,208



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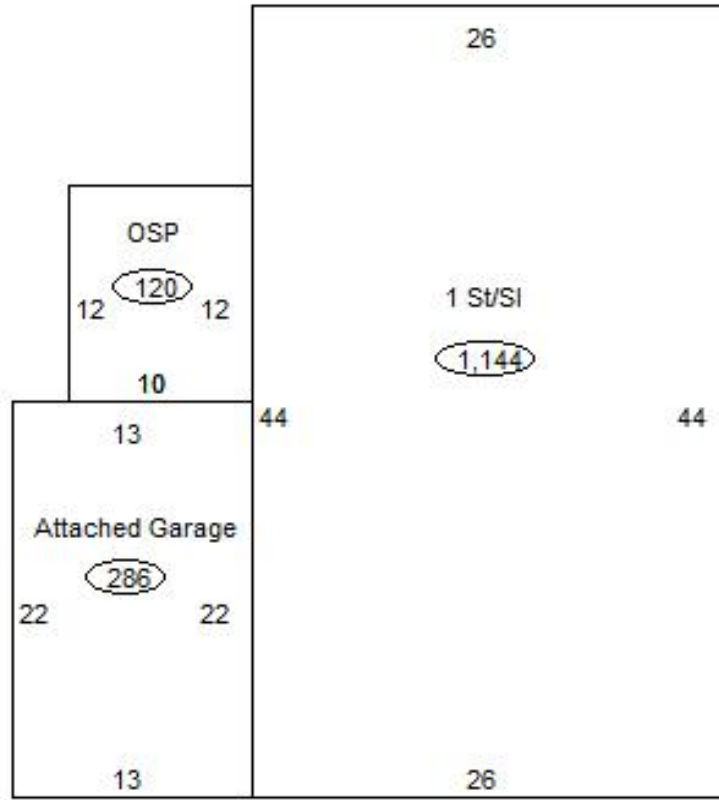
Date 04/17/2026

Time 03:36:02

Page 3

Sketch Image

660006162



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,144	1.000	1,144
2	G	1		13	Attached Garage	286	1.000	286
3	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,144		1,144



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Time 03:36:02
Page 4

660006162

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					