



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:20:16
 Page 1

Assessment Data					Primary Image				
Account 660007019 Parcel ID 000000-00-0-10010-084-0005 Cadastral ID 08-21-16-00430 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 75424 ROBINSON, LEODIES & SUZANNE H TRUST SUZANNE ROBINSON TRUSTEE 801 NE 70TH OKLAHOMA CITY OK 73105-7008 Parcel Location Situs 00311 N OSEUMA AVE Subdivision CLAREMORE O T Lot/Block 0005 / 0084 Parcel Size 2 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\11182021\IMG_0060.JPG 11/19/2021</p>				
Legal Description Lat/Long: 36.31636561 -95.61887135									
LOTS 4 & 5 BLOCK 84 CLAREMORE O T					Building Permits				
					Number	Description	Opened	Closed	Amount
					R21	R22- FOLLOW AFTER FIRE DAMAGE	09/2021	11/2021	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	0	Land Value	47,382	23,990	11%	2,639	Assessed	9,706	897.13
Year Frozen	0	Improvements	70,461	64,239		7,067	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	117,843	88,229		9,706	Total Taxable	9,706	897.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	115,873	0	9,243	854.00
2024	2024-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	120,201	0	8,804	814.00
2023	2023-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	109,143	0	8,384	768.00
2022	2022-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	72,588	0	7,985	739.00
2021	2021-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	72,588	0	7,985	705.00
2020	2020-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	122,129	0	13,420	1,229.00
2019	2019-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	116,190	0	12,781	1,184.00
2018	2018-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	127,366	0	14,010	1,295.00
2017	2017-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	126,268	0	13,889	1,276.00
2016	2016-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	122,564	0	13,482	1,265.00
2015	2015-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	123,256	0	13,558	1,223.00
2014	2014-660007019	ROBINSON, LEODIES & SUZANNE H TRUST			17	128,816	0	12,946	1,200.00
2013	2013-660007019	ROBINSON, LEODIES &			17	125,495	0	12,330	1,128.00



Rogers

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Date 04/18/2026
 Time 08:20:17
 Page 2

Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	26120		
Non-Ag Acres	0.6461		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		1
Method	Square-Foot		
Base Lot Value	28,143.00 x 1.68 = 47,382		
Factor Value			
Adjustments			
Lot Value	47,382		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	704 / 704
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	27,716 39.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	132,750 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	31,448
Lot Value	47,382
Indicated Value	78,830 111.97 Per SqFt
Agland Value	
Site Improvements	
Total Value	78,830 111.97 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.03	Total Misc Impr	+	0
Roofing Adj	+ 4.73	Garage Cost	+	
Subfloor Adj	+ 2.90	Total RCN	=	82,523
Heat/Cool Adj	+ 0.73	Depreciation (65%)	-	53,640
Plumbing Adj	+ 6.83	Lump Sums	+	2,565
Basement Adj	+ 0.00	RCNLD	=	31,448
Adj Base Cost	= 117.22	Lot Value	+	47,382
Total Area	x 704	Indicated Value	=	78,830
Adjusted Cost	= 82,523	Value Per SqFt		111.97

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	16909	23x6		138	37.18	50%	2,565



Rogers

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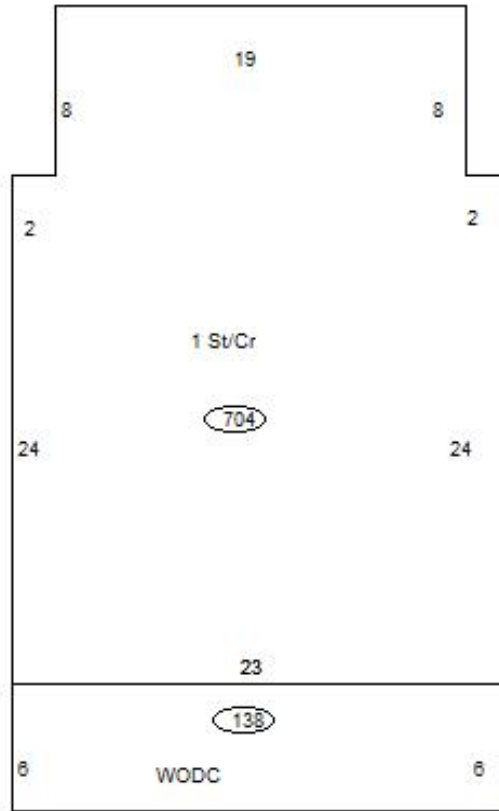
Date 04/18/2026

Time 08:20:17

Page 3

Sketch Image

660007019



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	704	1.000	704
2	M	WODC		10	WODC	138	1.000	138
Total Building Area						704		704



Rogers

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Date 04/18/2026
 Time 08:20:17
 Page 4

Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,016 / 1,016
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	40,390	39.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	56,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.28	Total Misc Impr	+ 2,900				
Roofing Adj	+ 4.21	Garage Cost	+ 0				
Subfloor Adj	+ 2.55	Total RCN	= 108,066				
Heat/Cool Adj	+ 0.73	Depreciation (65%)	- 70,243				
Plumbing Adj	+ 4.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 37,823				
Adj Base Cost	= 103.51	Lot Value	+ 0				
Total Area	x 1,016	Indicated Value	= 37,823				
Adjusted Cost	= 105,166	Value Per SqFt	37.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,823		
Lot Value			
Indicated Value	37,823	37.23	Per SqFt
Agland Value			
Site Improvements	1,190		
Total Value	39,013	38.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	16911	18x8		144	20.14		2,900



Rogers

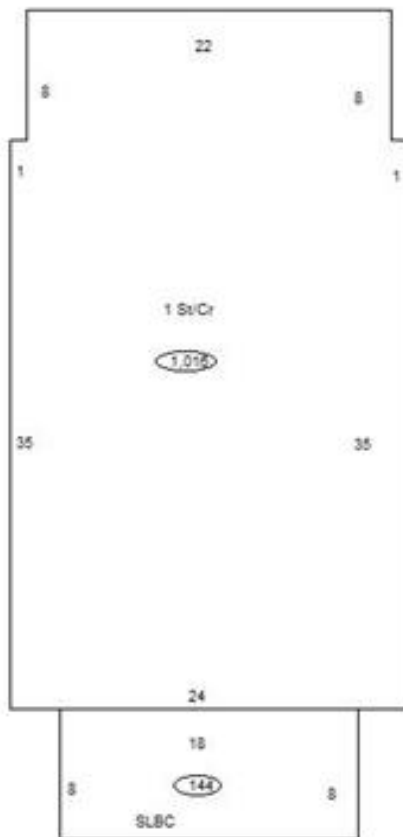
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Date 04/18/2026
Time 08:20:17
Page 5

Sketch Image

660007019



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,016	1.000	1,016
2	M	PRCH		10	SLBC	144	1.000	144
Total Building Area						1,016		1,016



Rogers


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Date 04/18/2026
Time 08:20:17
Page 6

660007019

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	12x24x0			288
	Qual 3	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (10.33 x 288)		2,975		2,975	1,785	1,190