



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660007781									
Parcel ID	000000-00-0-10500-001-0009									
Cadastral ID	08-21-16-08400									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	347557									
CARVER, JOSHUA & SAMANTHA BUIE										
409 N CHAMBERS TRAIL CLAREMORE OK 74017-0000										
Parcel Location										
Situs	00409 N CHAMBERS TRL									
Subdivision	WESTGATE MANOR									
Lot/Block	0009 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	8 / 21 / 16 / 5									
Neighborhood	1177 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.31988414 -95.62356975				Building Permits						
LOT 9 BLOCK 1 WESTGATE MANOR				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SULLENGER, RONALD THOMPSON &	06/24/2025	205,000	YES	
					/	SHARPE, JEYLYN S	06/16/2022	180,000	YES	
					/	JONES, JAMES C & LEE H	01/07/2020	136,000	YES	
					2436/144	MORTGAGE CLEARING CORP	10/24/2014	25,000	3	
					2268/324	SEC OF VETERANS AFFAIRS	08/16/2012	0	1	
					2176/398	PRICE, JOHNNY R	05/26/2011	0	10	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	69,074	69,074	11%	7,598	Assessed	22,550	2,084.30	
Year Frozen	0	Improvements	135,926	135,926		14,952	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	205,000	205,000		22,550	Total Taxable	22,550	2,084.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660007781	CARVER, JOSHUA &			17	175,836	0	19,342	1,788.00	
2024	2024-660007781	SULLENGER, RONALD THOMPSON &			17	180,000	0	19,800	1,830.00	
2023	2023-660007781	SULLENGER, RONALD THOMPSON &			17	180,000	0	19,800	1,814.00	
2022	2022-660007781	SULLENGER, RONALD THOMPSON &			17	148,914	0	16,030	1,484.00	
2021	2021-660007781	SHARPE, JEYLYN S			17	138,784	0	15,266	1,348.00	
2020	2020-660007781	SHARPE, JEYLYN S			17	97,851	0	10,764	986.00	
2019	2019-660007781	JONES, JAMES C & LEE H			17	95,493	0	10,504	973.00	
2018	2018-660007781	JONES, JAMES C & LEE H			17	99,744	0	10,193	942.00	
2017	2017-660007781	JONES, JAMES C & LEE H			17	98,948	0	9,708	892.00	
2016	2016-660007781	JONES, JAMES C & LEE H			17	96,556	0	9,245	868.00	
2015	2015-660007781	JONES, JAMES C & LEE H			17	80,047	0	8,805	794.00	
2014	2014-660007781	MORTGAGE CLEARING CORP			17	82,754	0	9,103	844.00	
2013	2013-660007781	MORTGAGE CLEARING CORP			17	81,049	0	8,915	816.00	



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	10612		
Non-Ag Acres	0.202		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	8,797.00 x 3.53 = 31,011		
Factor Value			
Adjustments	2.2274		
Lot Value	69,074		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-18\IMG_006 5/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,309 / 1,309
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,309
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	437 Attached Garage - Unfinished 1 Stalls
Remodel	RMA -
Year/Eff Age	1971 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	137,923	105.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	172,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.11	Total Misc Impr	+ 12,511
Roofing Adj	+ 4.65	Garage Cost	+ 12,428
Subfloor Adj	+ -1.21	Total RCN	= 194,180
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 58,254
Plumbing Adj	+ 4.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 135,926
Adj Base Cost	= 129.29	Lot Value	+ 69,074
Total Area	x 1,309	Indicated Value	= 205,000
Adjusted Cost	= 169,241	Value Per SqFt	156.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,926		
Lot Value	69,074		
Indicated Value	205,000	156.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,000	156.61	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	18338		5x4	20	24.21		484
PRCH	SLAB PORCH - COVERED	18339		298	298	23.26		6,931



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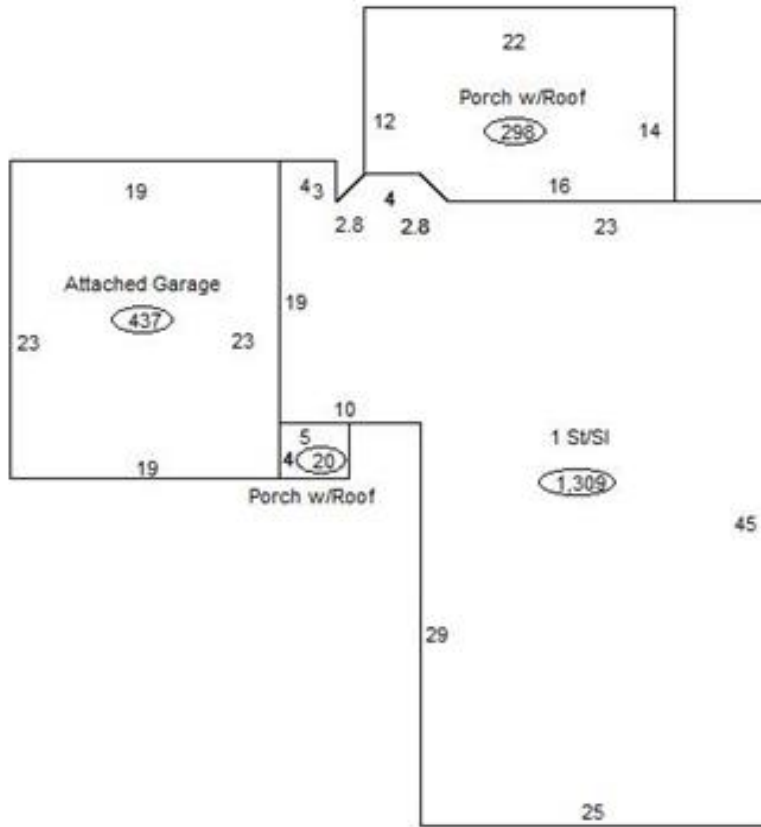
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Sketch Image

660007781



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,309	1.000	1,309
2	G	1		13	Attached Garage	437	1.000	437
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PRCH		13	SLBC	298	1.000	298
Total Building Area						1,309		1,309