



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:25:12  
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Assessment Data				Primary Image						
Account	660008551			No Image On File						
Parcel ID	000000-00-0-10010-001-0004									
Cadastral ID	09-21-16-00020									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	329044									
DANIELS, JUSTIN LEE & APRIL DAWN										
100 W 13TH ST CLAREMORE OK 74017-0000										
Parcel Location										
Situs										
Subdivision	CLAREMORE O T									
Lot/Block	0004 / 0001	Parcel Size	.5 - Lots							
Sec/Twn/Rng	9 / 21 / 16 / 5									
Neighborhood	1177 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.32085819 -95.60643951				Building Permits						
SLY 52.50' OF LOT 2 & NLY 2' VAC ALLEY BLOCK 1 CLAREMORE O.T.				Number	Description	Opened	Closed	Amount		
				2889	ROOM ADDITION R4	02/2002	11/2003	80,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	BAILEY, KODIE M & MATT D	10/03/2019	285,000	WG	
					2476/315	OLSON, DONALD R &	05/29/2015	278,500	WG	
					872/682	SELLER	01/31/1992	86,000	Yes	
					847/158			82,000	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2020	Land Value	32,954	23,830	11%	2,621	Assessed	2,621	242.26	
Year Frozen	0	Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	32,954	23,830		2,621	Total Taxable	2,621	242.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660008551	DANIELS, JUSTIN LEE &			17	32,954	0	2,497	231.00	
2024	2024-660008551	DANIELS, JUSTIN LEE &			17	31,293	0	2,378	220.00	
2023	2023-660008551	DANIELS, JUSTIN LEE &			17	31,018	0	2,265	207.00	
2022	2022-660008551	DANIELS, JUSTIN LEE &			17	22,231	0	2,157	200.00	
2021	2021-660008551	DANIELS, JUSTIN LEE &			17	22,231	0	2,054	181.00	
2020	2020-660008551	DANIELS, JUSTIN LEE &			17	17,785	0	1,956	179.00	
2019	2019-660008551	BAILEY, KODIE M & MATT D			17	17,785	0	1,956	181.00	
2018	2018-660008551	BAILEY, KODIE M & MATT D			17	17,785	0	1,956	181.00	
2017	2017-660008551	BAILEY, KODIE M & MATT D			17	17,785	0	1,956	180.00	
2016	2016-660008551	BAILEY, KODIE M & MATT D			17	17,785	0	1,956	184.00	
2015	2015-660008551	BAILEY, KODIE M & MATT D			17	14,228	0	1,565	141.00	
2014	2014-660008551	OLSON, DONALD R &			17	14,228	0	1,565	145.00	
2013	2013-660008551	OLSON, DONALD R &			17	14,228	0	1,510	138.00	



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Lot Data		Square-Foot - NBHD 1177 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	7114							
Non-Ag Acres	0.1651							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		1					
Method	Square-Foot							
Base Lot Value	7,194.00 x 3.66 = 26,363							
Factor Value	6,591							
Adjustments								
Lot Value	32,954							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	32,954				
Total Area	x	Indicated Value	=	32,954				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model		A Adam Test						
Adjustment Model		1 2022 Residential						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach		Cost Approach						
<b>Improvements</b>								
Lot Value		32,954						
Indicated Value		32,954		0.00 Per SqFt				
Agland Value								
Site Improvements								
Total Value		32,954		0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value