



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:25:28  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660010793 <b>Parcel ID</b> 000000-00-0-10425-003-0012 <b>Cadastral ID</b> 10-21-16-06600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 213614 RANKIN, ED L &  MELODY E 1216 N OKLAHOMA AVE CLAREMORE OK 74017-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 01216 N OKLAHOMA AVE <b>Subdivision</b> STARR HEIGHTS <b>Lot/Block</b> 0012 / 0003 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 16 / 5 <b>Neighborhood</b> 1162 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.31983879 -95.59567979					<b>Building Permits</b>																																																	
LOTS 11 & 12 BLOCK 3 STARR HEIGHTS					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	872/690 836/423	SELLER	01/31/1992	77,500	Yes 0 No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 36,052</td> <td>36,052</td> <td>11%</td> <td>3,966</td> <td>Assessed</td> <td>18,567</td> <td>1,716.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 132,733</td> <td>132,733</td> <td></td> <td>14,601</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 168,785</td> <td>168,785</td> <td></td> <td>18,567</td> <td>Total Taxable</td> <td>17,567</td> <td>1,624.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 36,052	36,052	11%	3,966	Assessed	18,567	1,716.15	Year Frozen	0	Improvements 132,733	132,733		14,601	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 168,785	168,785		18,567	Total Taxable	17,567	1,624.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660010793	RANKIN, ED L &	17	166,789	1000	17,233	1,593.00																																															
2024	2024-660010793	RANKIN, ED L &	17	165,785	1000	16,701	1,544.00																																															
2023	2023-660010793	RANKIN, ED L &	17	173,440	1000	16,186	1,483.00																																															
2022	2022-660010793	RANKIN, ED L &	17	151,684	1000	15,686	1,452.00																																															
2021	2021-660010793	RANKIN, ED L &	17	159,820	1000	16,581	1,464.00																																															
2020	2020-660010793	RANKIN, ED L &	17	158,938	1000	16,357	1,498.00																																															
2019	2019-660010793	RANKIN, ED L &	17	153,191	1000	15,852	1,468.00																																															
2018	2018-660010793	RANKIN, ED L &	17	157,663	1000	16,071	1,485.00																																															
2017	2017-660010793	RANKIN, ED L &	17	156,252	1000	15,574	1,430.00																																															
2016	2016-660010793	RANKIN, ED L &	17	152,499	1000	15,092	1,417.00																																															
2015	2015-660010793	RANKIN, ED L &	17	147,994	1000	14,623	1,319.00																																															
2014	2014-660010793	RANKIN, ED L &	17	150,658	1000	14,168	1,314.00																																															
2013	2013-660010793	RANKIN, ED L &	17	133,870	1000	13,726	1,256.00																																															




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Date 04/16/2026  
Time 23:25:28  
Page 2

Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1519 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,615.00 x 5.45 = 36,052 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 36,052		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,575 / 1,575
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,575
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	498 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	170,387	108.18	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	219,030		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.84	<b>Total Misc Impr</b>	+ 10,705				
<b>Roofing Adj</b>	+ 4.47	<b>Garage Cost</b>	+ 13,680				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 228,458				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 107,375				
<b>Plumbing Adj</b>	+ 8.94	<b>Lump Sums</b>	+ 5,400				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 126,483				
<b>Adj Base Cost</b>	= 129.57	<b>Lot Value</b>	+ 36,052				
<b>Total Area</b>	x 1,575	<b>Indicated Value</b>	= 162,535				
<b>Adjusted Cost</b>	= 204,073	<b>Value Per SqFt</b>	103.20				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	126,483		
<b>Lot Value</b>	36,052		
<b>Indicated Value</b>	162,535	103.20	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	6,250		
<b>Total Value</b>	168,785	107.17	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	25765	19x5		95	23.97		2,277
PRCH	SLAB PORCH - COVERED	25766	14x10		140	23.80		3,332
WODO	WOOD DECK - OPEN	25767	750		750	16.00	55%	5,400





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 Time 23:25:28  
 Page 4

660010793

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	2019	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	2019	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
Base Cost (4.68 x )						
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>
Base Cost (25,000.00 x 1)	25,000			25,000	18,750	6,250