




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:34:17  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660010794 <b>Parcel ID</b> 000000-00-0-10425-004-0002 <b>Cadastral ID</b> 10-21-16-06610 <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> 309832 JENSEN, REUBIN K & DEBORAH A-CO-TRUSTEES JENSEN REVOCABLE TRUST 1214 N SIOUX AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01214 N SIOUX AVE <b>Subdivision</b> STARR HEIGHTS <b>Lot/Block</b> 0002 / 0004 <b>Parcel Size</b> 1.5 - 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					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (223)\IMG_0021.JPG 6/26/2023</p>														
Legal Description					Building Permits														
Lat/Long: 36.31948136 -95.59660001					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
N 66' LOTS 1-2 & N 66' W 20' LOT 3 BLOCK 4 STARR HEIGHTS																			
Exemptions					Sale History														
<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	2330/877	MCMILLAN, JIM A	05/31/2013	68,000	YES										
					2289/513	PORTERFIELD, TRESSIE P &	12/04/2012	0	4										
					898/797	MELTON, LON F &	11/13/1992	46,000	Yes										
Parcel Valuation																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2014	<b>Land Value</b>	45,088	28,536	11%	3,139	<b>Assessed</b>	6,817	630.10										
Year Frozen	2014	<b>Improvements</b>	52,829	33,435		3,678	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00										
TIF Project ID	0	<b>Total Value</b>	97,917	61,971		6,817	<b>Total Taxable</b>	5,817	538.00										
Assessment History																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660010794	JENSEN, REUBIN K &			17	96,614	1000	5,816	538.00										
2024	2024-660010794	JENSEN, REUBIN K &			17	88,847	1000	5,816	538.00										
2023	2023-660010794	JENSEN, REUBIN K &			17	89,990	1000	5,817	533.00										
2022	2022-660010794	JENSEN, REUBIN K &			17	65,852	1000	5,817	538.00										
2021	2021-660010794	JENSEN, REUBIN K &			17	63,559	1000	5,817	514.00										
2020	2020-660010794	JENSEN, REUBIN K &			17	64,556	1000	5,817	533.00										
2019	2019-660010794	JENSEN, REUBIN K &			17	61,971	1000	5,817	539.00										
2018	2018-660010794	JENSEN, REUBIN K &			17	65,898	1000	6,045	559.00										
2017	2017-660010794	JENSEN, REUBIN K &			17	65,450	1000	6,045	555.00										
2016	2016-660010794	JENSEN, REUBIN K &			17	64,042	1000	6,045	567.00										
2015	2015-660010794	JENSEN, REUBIN K &			17	67,629	1000	6,440	581.00										
2014	2014-660010794	JENSEN, REUBIN K &			17	69,878	1000	6,687	620.00										
2013	2013-660010794	JENSEN, REUBIN K &			17	59,888	0	4,465	409.00										



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Date 04/16/2026  
Time 22:34:17  
Page 2

Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1899		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,273.00 x 5.45 = 45,088		
Factor Value			
Adjustments	1.0000		
Lot Value	45,088		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,133 / 1,133
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	299 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	84,969	74.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	140,580		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.96	Total Misc Impr	+	1,267	
Roofing Adj	+ 4.27	Garage Cost	+	8,085	
Subfloor Adj	+ 2.51	Total RCN	=	140,168	
Heat/Cool Adj	+ 10.30	Depreciation ( 65%)	-	91,109	
Plumbing Adj	+ 4.42	Lump Sums	+	2,930	
Basement Adj	+ 0.00	RCNLD	=	51,989	
Adj Base Cost	= 115.46	Lot Value	+	45,088	
Total Area	x 1,133	Indicated Value	=	97,077	
Adjusted Cost	= 130,816	Value Per SqFt		85.68	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,989		
Lot Value	45,088		
Indicated Value	97,077	85.68	Per SqFt
Agland Value			
Site Improvements	840		
Total Value	97,917	86.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25770	12x5		60	21.11		1,267
WODC	WOOD DECK - COVERED	25771	15x8		120	40.69	40%	2,930



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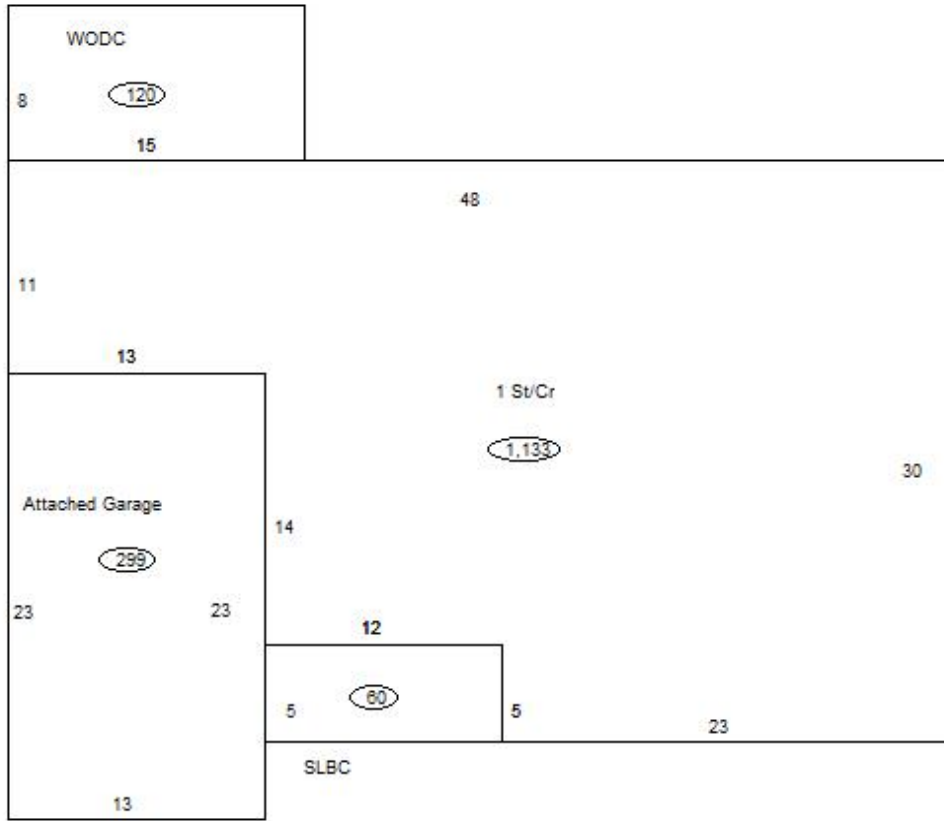
Date 04/16/2026

Time 22:34:17

Page 3

### Sketch Image

660010794



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,133	1.000	1,133
2	G	1		10	Attached Garage	299	1.000	299
3	M	PRCH		10	SLBC	60	1.000	60
4	M	WODC		10	WODC	120	1.000	120
<b>Total Building Area</b>						<b>1,133</b>		<b>1,133</b>



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Date 04/16/2026  
Time 22:34:17  
Page 4

660010794

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	12x20x0			240
	Qual	1	Cond 1	Year 2020	Eff Age	
				0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 240)	840		840	840
	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>	<b>RCNLD</b>
			Base Cost (4.68 x )			