



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:23:53
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Assessment Data	Primary Image
Account 660010849 Parcel ID 000000-00-0-10210-004-0016 Cadastral ID 10-21-16-07170 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 334745 ROBERTS, MATTHEW	

1138 OKLAHOMA PL
CLAREMORE OK 74017-0000

Parcel Location

Situs 01138 N OKLAHOMA PL
Subdivision JEAN ANN
Lot/Block 0016 / 0004 **Parcel Size** 1 - Lots
Sec/Twn/Rng 10 / 21 / 16 / 5
Neighborhood 1162 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

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Legal Description	Lat/Long: 36.31706849 -95.59381407	Building Permits
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LOT 16 BLOCK 4 JEAN ANN

Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
/	SHEELEY, RUSSELL	06/10/2021	150,000	YES
/	SANDERS, LILLIAN A	07/13/2020	20,000	YES

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2022	Land Value 55,895	51,825	11%	5,701	Assessed	9,548	882.52
Year Frozen	0	Improvements 34,971	34,971		3,847	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 90,866	86,796		9,548	Total Taxable	9,548	883.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660010849	ROBERTS, MATTHEW	17	90,361	0	9,093	840.00
2024	2024-660010849	ROBERTS, MATTHEW	17	78,727	0	8,660	800.00
2023	2023-660010849	ROBERTS, MATTHEW	17	150,000	0	16,500	1,511.00
2022	2022-660010849	ROBERTS, MATTHEW	17	150,000	0	16,500	1,527.00
2021	2021-660010849	ROBERTS, MATTHEW	17	32,609	0	3,587	317.00
2020	2020-660010849	SHEELEY, RUSSELL	17	33,324	0	3,666	336.00
2019	2019-660010849	SANDERS, LILLIAN A	17	33,774	0	3,715	344.00
2018	2018-660010849	SANDERS, LILLIAN A	17	36,597	0	4,026	372.00
2017	2017-660010849	SANDERS, LILLIAN A	17	36,438	0	4,008	368.00
2016	2016-660010849	SANDERS, LILLIAN A	17	35,938	0	3,953	371.00
2015	2015-660010849	SANDERS, LILLIAN A	17	35,532	0	3,909	353.00
2014	2014-660010849	SANDERS, LILLIAN A	17	36,523	0	4,018	373.00
2013	2013-660010849	SANDERS, LILLIAN A	17	35,372	0	3,891	356.00



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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2354		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,256.00 x 5.45 = 55,895		
Factor Value			
Adjustments	1.0000		
Lot Value	55,895		



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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, Metal
Base/Total Area	1,163 / 1,163
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	312 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1961 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	80,937	69.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	143,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.15	Total Misc Impr	+	3,026			
Roofing Adj	+ 4.15	Garage Cost	+	7,997			
Subfloor Adj	+ 2.47	Total RCN	=	139,883			
Heat/Cool Adj	+ 9.89	Depreciation (75%)	-	104,912			
Plumbing Adj	+ 4.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	34,971			
Adj Base Cost	= 110.80	Lot Value	+	55,895			
Total Area	x 1,163	Indicated Value	=	90,866			
Adjusted Cost	= 128,860	Value Per SqFt		78.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,971		
Lot Value	55,895		
Indicated Value	90,866	78.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	90,866	78.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25974	11x4		44	20.42		898
PATO	SLAB PORCH - OPEN	25976	268		268	7.94		2,128

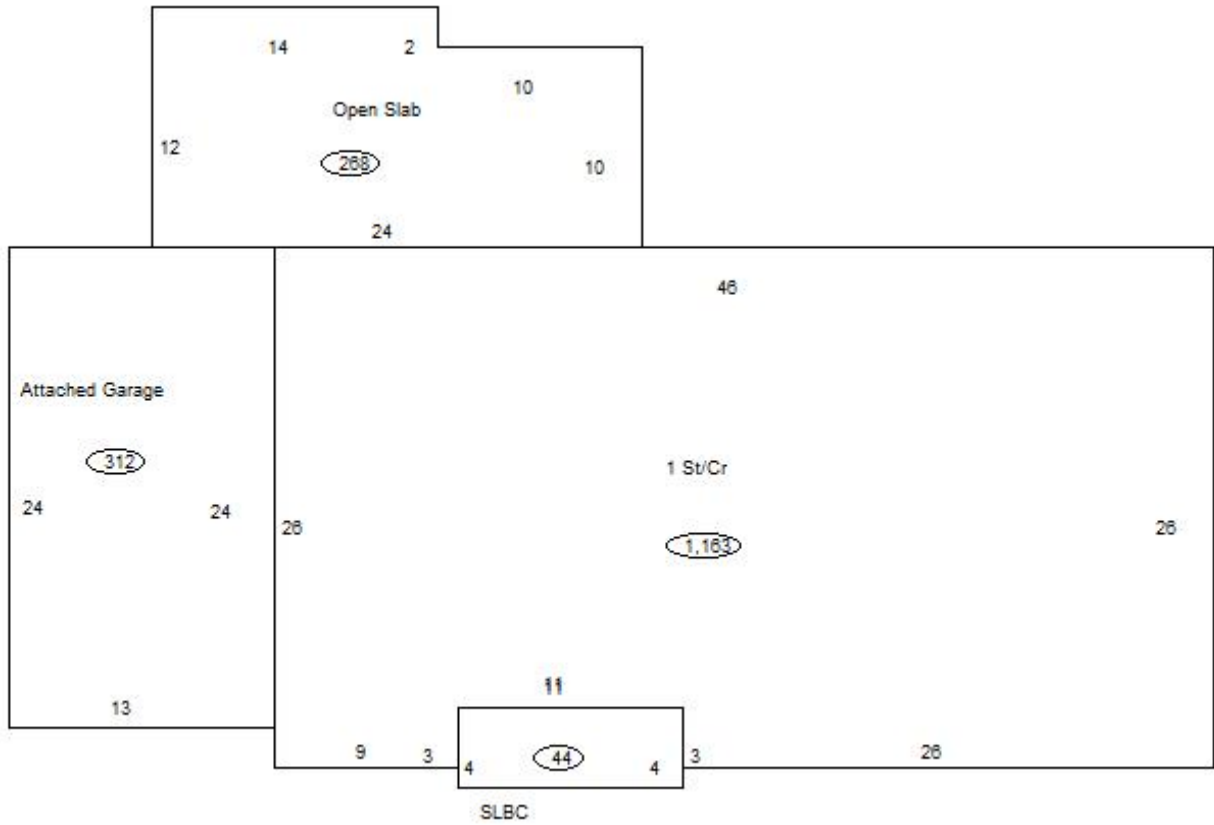


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Sketch Image

660010849



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,163	1.000	1,163
2	M	PRCH		10	SLBC	44	1.000	44
3	G	1		10	Attached Garage	312	1.000	312
4	M	PATO		10	Open Slab	268	1.000	268
Total Building Area						1,163		1,163