



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:29:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010868 Parcel ID 000000-00-0-10210-006-0001 Cadastral ID 10-21-16-07360 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 73244 SHELBY, CATHY SUE & TIMOTHY & GLORIA EPPERSON 1149 N OKLAHOMA AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01149 N OKLAHOMA AVE Subdivision JEAN ANN Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31796931 -95.59551207																																																																																																																									
Building Permits					<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																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>PD</td> <td>Add-Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	PD	Add-Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2656/114</td> <td>EPPERSON, CATHY LESTER &</td> <td>08/14/2017</td> <td>0</td> <td>4</td> </tr> <tr> <td>812/715</td> <td> </td> <td> </td> <td>41,500</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2656/114	EPPERSON, CATHY LESTER &	08/14/2017	0	4	812/715			41,500	No																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
PD	Add-Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2656/114	EPPERSON, CATHY LESTER &	08/14/2017	0	4																																																																																																																					
812/715			41,500	No																																																																																																																					
Parcel Valuation																																																																																																																									
<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 62,016</td> <td>24,860</td> <td>11%</td> <td>2,735</td> <td>Assessed</td> <td>5,153</td> <td>476.29</td> </tr> <tr> <td>Year Frozen</td> <td>2010</td> <td>Improvements 54,847</td> <td>21,986</td> <td> </td> <td>2,418</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>2,000</td> <td>-185.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 116,863</td> <td>46,846</td> <td> </td> <td>5,153</td> <td>Total Taxable</td> <td>3,153</td> <td>291.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 62,016	24,860	11%	2,735	Assessed	5,153	476.29	Year Frozen	2010	Improvements 54,847	21,986		2,418	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-185.00	TIF Project ID	0	Total Value 116,863	46,846		5,153	Total Taxable	3,153	291.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	0	Land Value 62,016	24,860	11%	2,735	Assessed	5,153	476.29																																																																																																																	
Year Frozen	2010	Improvements 54,847	21,986		2,418	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-185.00																																																																																																																	
TIF Project ID	0	Total Value 116,863	46,846		5,153	Total Taxable	3,153	291.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>116,531</td><td>2000</td><td>3,153</td><td>291.00</td></tr> <tr><td>2024</td><td>2024-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>104,798</td><td>2000</td><td>3,153</td><td>291.00</td></tr> <tr><td>2023</td><td>2023-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>81,648</td><td>2000</td><td>3,153</td><td>289.00</td></tr> <tr><td>2022</td><td>2022-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>57,831</td><td>2000</td><td>3,153</td><td>292.00</td></tr> <tr><td>2021</td><td>2021-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>57,451</td><td>2000</td><td>3,153</td><td>278.00</td></tr> <tr><td>2020</td><td>2020-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>58,524</td><td>2000</td><td>3,153</td><td>289.00</td></tr> <tr><td>2019</td><td>2019-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>56,770</td><td>2000</td><td>3,153</td><td>292.00</td></tr> <tr><td>2018</td><td>2018-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>62,432</td><td>2000</td><td>3,153</td><td>291.00</td></tr> <tr><td>2017</td><td>2017-660010868</td><td>SHELBY, CATHY SUE & TIMOTHY &</td><td>17</td><td>62,010</td><td>2000</td><td>3,153</td><td>290.00</td></tr> <tr><td>2016</td><td>2016-660010868</td><td>EPPERSON, CATHY LESTER &</td><td>17</td><td>60,695</td><td>2000</td><td>3,153</td><td>296.00</td></tr> <tr><td>2015</td><td>2015-660010868</td><td>EPPERSON, CATHY LESTER &</td><td>17</td><td>59,313</td><td>2000</td><td>3,154</td><td>284.00</td></tr> <tr><td>2014</td><td>2014-660010868</td><td>EPPERSON, CATHY LESTER &</td><td>17</td><td>61,260</td><td>2000</td><td>3,153</td><td>292.00</td></tr> <tr><td>2013</td><td>2013-660010868</td><td>EPPERSON, CATHY LESTER &</td><td>17</td><td>57,148</td><td>2000</td><td>3,153</td><td>289.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	116,531	2000	3,153	291.00	2024	2024-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	104,798	2000	3,153	291.00	2023	2023-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	81,648	2000	3,153	289.00	2022	2022-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	57,831	2000	3,153	292.00	2021	2021-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	57,451	2000	3,153	278.00	2020	2020-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	58,524	2000	3,153	289.00	2019	2019-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	56,770	2000	3,153	292.00	2018	2018-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	62,432	2000	3,153	291.00	2017	2017-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	62,010	2000	3,153	290.00	2016	2016-660010868	EPPERSON, CATHY LESTER &	17	60,695	2000	3,153	296.00	2015	2015-660010868	EPPERSON, CATHY LESTER &	17	59,313	2000	3,154	284.00	2014	2014-660010868	EPPERSON, CATHY LESTER &	17	61,260	2000	3,153	292.00	2013	2013-660010868	EPPERSON, CATHY LESTER &	17	57,148	2000	3,153	289.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	116,531	2000	3,153	291.00																																																																																																																		
2024	2024-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	104,798	2000	3,153	291.00																																																																																																																		
2023	2023-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	81,648	2000	3,153	289.00																																																																																																																		
2022	2022-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	57,831	2000	3,153	292.00																																																																																																																		
2021	2021-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	57,451	2000	3,153	278.00																																																																																																																		
2020	2020-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	58,524	2000	3,153	289.00																																																																																																																		
2019	2019-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	56,770	2000	3,153	292.00																																																																																																																		
2018	2018-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	62,432	2000	3,153	291.00																																																																																																																		
2017	2017-660010868	SHELBY, CATHY SUE & TIMOTHY &	17	62,010	2000	3,153	290.00																																																																																																																		
2016	2016-660010868	EPPERSON, CATHY LESTER &	17	60,695	2000	3,153	296.00																																																																																																																		
2015	2015-660010868	EPPERSON, CATHY LESTER &	17	59,313	2000	3,154	284.00																																																																																																																		
2014	2014-660010868	EPPERSON, CATHY LESTER &	17	61,260	2000	3,153	292.00																																																																																																																		
2013	2013-660010868	EPPERSON, CATHY LESTER &	17	57,148	2000	3,153	289.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:29:27
 Page 2

Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2612		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,379.00 x 5.45 = 62,016		
Factor Value			
Adjustments	1.0000		
Lot Value	62,016		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-27\IMG_006; 6/27/2023

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, Vinyl
Base/Total Area	1,225 / 1,225
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	
Remodel	
Year/Eff Age	1961 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	57,041	46.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	120,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.23	Total Misc Impr	+ 1,346				
Roofing Adj	+ 3.83	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 126,529				
Heat/Cool Adj	+ 9.89	Depreciation (58%)	- 73,387				
Plumbing Adj	+ 3.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 53,142				
Adj Base Cost	= 102.19	Lot Value	+ 62,016				
Total Area	x 1,225	Indicated Value	= 115,158				
Adjusted Cost	= 125,183	Value Per SqFt	94.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,142		
Lot Value	62,016		
Indicated Value	115,158	94.01	Per SqFt
Agland Value			
Site Improvements	1,705		
Total Value	116,863	95.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	26047	12x12		144	9.35		1,346



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:29:27
Page 3

Sketch Image

660010868



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,225	1.000	1,225
2	M	PATO		10	Open Slab	144	1.000	144
Total Building Area						1,225		1,225



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:29:27
 Page 4

660010868

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year 2019	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	CPDT CARPORT - DETACHED		11x25x0			275
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (10.33 x 275)		Modifier Total 2,841	RCN 2,841	Depr (40% Phys/ % Func) 1,136	RCNLD 1,705