



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660011782 Parcel ID 000000-00-0-00876-004-0006 Cadastral ID 11-21-14-06010 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 299044 CLIFTON, CHRISTOPHER DEAN 10871 N 172ND E AVE OWASSO OK 74055-6169 Parcel Location Situs 10871 N 172ND E AVE Subdivision VILLAGE SECOND Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/31/2022 11:23</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022</p>																																																	
Legal Description Lat/Long: 36.31138280 -95.78134215																																																						
LOT 6 BLOCK 4 VILLAGE SECOND					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																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
HV	Veteran	Yes	999,999	22,619	1980/610	RAMON, DEBORAH IRENE	09/17/2008	157,500	YES																																													
					1569/359	HUDGENS, BOBBY JOE JR	02/24/2004	130,500	YES																																													
					893/78	WADSWORTH, RICHARD D	09/11/1992	82,500	Yes																																													
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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value 84,819</td> <td>46,929</td> <td>11%</td> <td>5,162</td> <td>Assessed</td> <td>22,619</td> <td>2,215.76</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 173,343</td> <td>158,703</td> <td> </td> <td>17,457</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>22,619</td> <td>-2,216.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 258,162</td> <td>205,632</td> <td> </td> <td>22,619</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2009	Land Value 84,819	46,929	11%	5,162	Assessed	22,619	2,215.76	Year Frozen	0	Improvements 173,343	158,703		17,457	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	22,619	-2,216.00	TIF Project ID	0	Total Value 258,162	205,632		22,619	Total Taxable	0	0.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660011782	CLIFTON, CHRISTOPHER DEAN	3	249,790	21961				.00																																													
2024	2024-660011782	CLIFTON, CHRISTOPHER DEAN	3	275,327	21322				.00																																													
2023	2023-660011782	CLIFTON, CHRISTOPHER DEAN	3	213,256	20700				.00																																													
2022	2022-660011782	CLIFTON, CHRISTOPHER DEAN	3	182,703	20097				.00																																													
2021	2021-660011782	CLIFTON, CHRISTOPHER DEAN	3	186,991	20569				.00																																													
2020	2020-660011782	CLIFTON, CHRISTOPHER DEAN	3	185,973	20145				.00																																													
2019	2019-660011782	CLIFTON, CHRISTOPHER DEAN	3	177,799	19558				.00																																													
2018	2018-660011782	CLIFTON, CHRISTOPHER DEAN	3	181,147	19926				.00																																													
2017	2017-660011782	CLIFTON, CHRISTOPHER DEAN	3	179,503	19728				.00																																													
2016	2016-660011782	CLIFTON, CHRISTOPHER DEAN	3	175,406	1000	18,153	1,709.00																																															
2015	2015-660011782	CLIFTON, CHRISTOPHER DEAN	3	170,442	1000	17,595	1,669.00																																															
2014	2014-660011782	CLIFTON, CHRISTOPHER DEAN	3	173,383	1000	17,054	1,632.00																																															
2013	2013-660011782	CLIFTON, CHRISTOPHER DEAN	3	160,924	1000	16,528	1,548.00																																															



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0957	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,731.00 x 1.78 = 84,819	
Factor Value		
Adjustments	1.0000	
Lot Value	84,819	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,770
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	222,065	125.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	243,980		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,816		
Lot Value	84,819		
Indicated Value	242,635	137.08	Per SqFt
Agland Value			
Site Improvements	15,527		
Total Value	258,162	145.85	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.03	Total Misc Impr	+	9,970			
Roofing Adj	+ 5.64	Garage Cost	+	17,756			
Subfloor Adj	+ -2.31	Total RCN	=	276,871			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	119,055			
Plumbing Adj	+ 8.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	157,816			
Adj Base Cost	= 140.76	Lot Value	+	84,819			
Total Area	x 1,770	Indicated Value	=	242,635			
Adjusted Cost	= 249,145	Value Per SqFt		137.08			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	28093	5x4		20	26.87		537
PATO	SLAB PORCH - OPEN	28094	444		444	8.60		3,818



Rogers

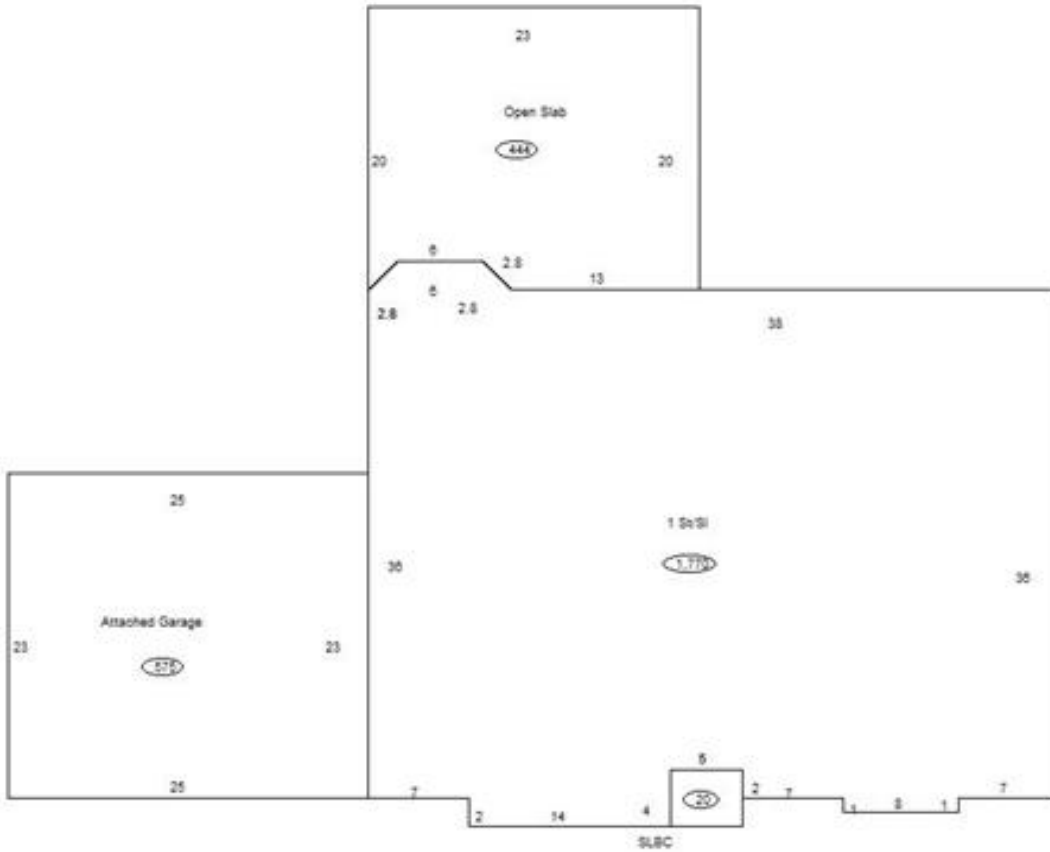
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,770	1.000	1,770
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PATO		10	Open Slab	444	1.000	444
Total Building Area						1,770		1,770



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			900
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 900) 9,432		Modifier Total	RCN 9,432	Depr (10% Phys/ % Func) 943	RCNLD 8,489
	LT	LEAN-TO	0x0x0			300
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 300) 876		Modifier Total	RCN 876	Depr (10% Phys/ % Func) 88	RCNLD 788
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (75% Phys/ % Func) 18,750	RCNLD 6,250
	CP	CARPORT DIRT	18x20x0			360
	Qual 1	Cond 2	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x 360) 1,260		Modifier Total	RCN 1,260	Depr (100% Phys/ % Func) 1,260	RCNLD