




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b>	660012499								
<b>Parcel ID</b>	000000-00-0-10140-002-0006								
<b>Cadastral ID</b>	12-21-15-01530								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	URP	VI Area	4						
<b>Tax Area</b>	17 - CLAREMORE OT								
<b>Name ID</b>	348881								
KISSEE, JAMES MICHAEL & MARVA KAY									
3317 FAIRWAY ST CLAREMORE OK 74019-0000									
<b>Parcel Location</b>									
<b>Situs</b>	03317 FAIRWAY ST								
<b>Subdivision</b>	HERITAGE HILLS SUB								
<b>Lot/Block</b>	0006 / 0002	<b>Parcel Size</b>	1 - Lots						
<b>Sec/Twn/Rng</b>	12 / 21 / 15 / 5								
<b>Neighborhood</b>	1167 - R-V01-SW CLAREMORE								
<b>School District</b>	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.31986831 -95.65631787									
<b>Building Permits</b>									
LOT 6 BLOCK 2 HERITAGE HILLS SUB									
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Sale History</b>				
H	Homestead	Yes	1,000	1,000	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	BROWN REVOC LIVING TRUST	12/02/2025	330,000	YES
					2254/35	BRAY, MARION L	06/25/2012	153,000	YES
					1355/874	HERITAGE HILLS DEV CORP	02/01/2002	139,000	12
<b>Parcel Valuation</b>									
<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	2026	Land Value	99,099	99,099	11%	10,901	Assessed	36,300 3,355.21	
Year Frozen	0	Improvements	230,901	230,901		25,399	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	330,000	330,000		36,300	Total Taxable	35,300 3,263.00	
<b>Assessment History</b>									
<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	2025-660012499	BROWN REVOC LIVING TRUST	17	285,481	1000	21,411	1,979.00		
2024	2024-660012499	BROWN REVOC LIVING TRUST	17	291,079	1000	20,758	1,918.00		
2023	2023-660012499	BROWN REVOC LIVING TRUST	17	213,669	1000	20,124	1,843.00		
2022	2022-660012499	BROWN REVOC LIVING TRUST	17	190,167	1000	19,509	1,806.00		
2021	2021-660012499	BROWN REVOC LIVING TRUST	17	181,015	1000	18,912	1,670.00		
2020	2020-660012499	BROWN REVOC LIVING TRUST	17	179,891	1000	18,372	1,682.00		
2019	2019-660012499	BROWN REVOC LIVING TRUST	17	170,979	1000	17,808	1,649.00		
2018	2018-660012499	BROWN REVOC LIVING TRUST	17	175,999	1000	18,360	1,696.00		
2017	2017-660012499	BROWN REVOC LIVING TRUST	17	174,550	1000	18,201	1,672.00		
2016	2016-660012499	BROWN REVOC LIVING TRUST	17	170,167	1000	17,672	1,659.00		
2015	2015-660012499	BROWN REVOC LIVING TRUST	17	164,835	1000	17,129	1,545.00		
2014	2014-660012499	BROWN REVOC LIVING TRUST	17	167,812	1000	16,601	1,539.00		
2013	2013-660012499	BROWN REVOC LIVING TRUST	17	155,345	0	17,088	1,564.00		




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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2687 <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> 11,706.00 x 4.37 = 51,155 <b>Factor Value</b> <b>Adjustments</b> 1.9372 <b>Lot Value</b> 99,099		 <p style="text-align: right; color: orange;">07/14/2022 12:53</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0053. 7/15/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,118 / 2,118
<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>	2,118
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 18

### 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>	249,547 117.82 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>	221,360 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	230,901
<b>Lot Value</b>	99,099
<b>Indicated Value</b>	330,000 155.81 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	330,000 155.81 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	104.22	<b>Total Misc Impr</b>	+ 4,994
<b>Roofing Adj</b>	+ 4.56	<b>Garage Cost</b>	+ 16,086
<b>Subfloor Adj</b>	+ -2.43	<b>Total RCN</b>	= 288,626
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 20%)</b>	- 57,725
<b>Plumbing Adj</b>	+ 7.33	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 230,901
<b>Adj Base Cost</b>	= 126.32	<b>Lot Value</b>	+ 99,099
<b>Total Area</b>	x 2,118	<b>Indicated Value</b>	= 330,000
<b>Adjusted Cost</b>	= 267,546	<b>Value Per SqFt</b>	155.81

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29913	8x6		48	26.78		1,285
PRCH	SLAB PORCH - COVERED	29914	20x7		140	26.49		3,709



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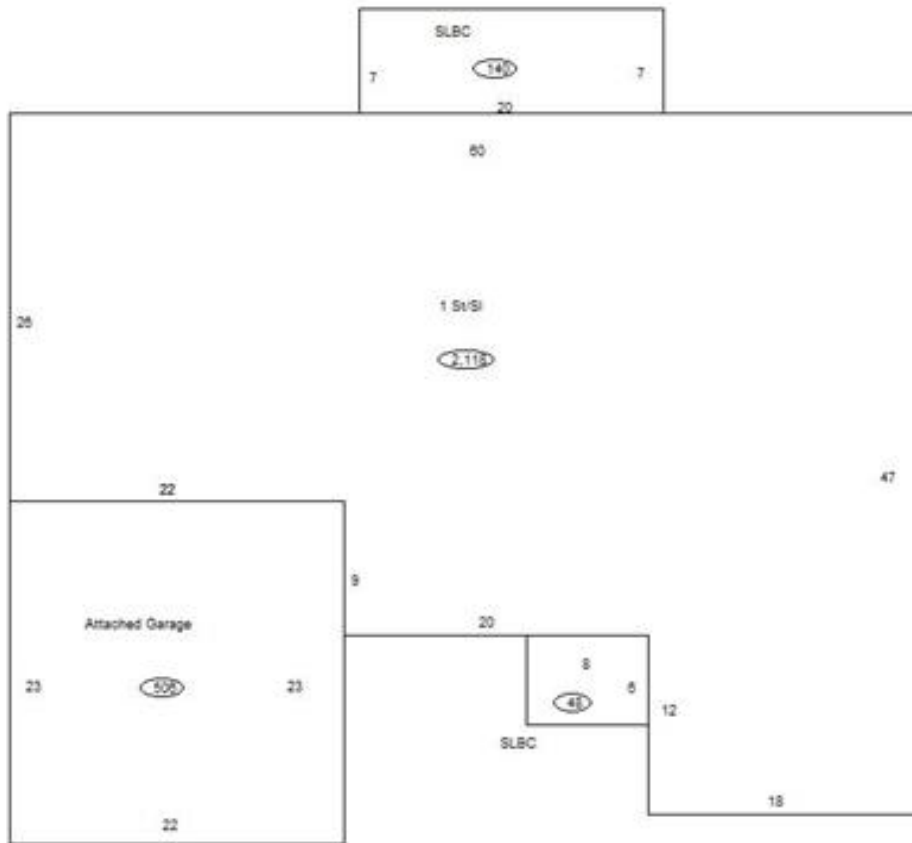
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### Sketch Image

660012499



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,118	1.000	2,118
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	140	1.000	140
<b>Total Building Area</b>						<b>2,118</b>		<b>2,118</b>