




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 660012774 Parcel ID 000000-00-0-00159-001-0026 Cadastral ID 12-21-17-02150 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 309532 KUHLENSCHMIDT, ROY F & LAVENA L 21052 E ROBIN WAY CLAREMORE OK 74019-0000 Parcel Location Situs 21052 ROBIN WAY Subdivision CIRCLE H RANCH Lot/Block 0026 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 17 / 5 Neighborhood 1215 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS	 <p>660012774_001.JPG 1/18/2026</p>																				
Legal Description Lot/Long: 36.31046836 -95.45172629 LOT 26 BLOCK 1 CIRCLE H RANCH	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															
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Exemptions <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> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <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>2320/325</td> <td>CIRCLE H RANCH</td> <td>04/18/2013</td> <td>0</td> <td>9</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2320/325	CIRCLE H RANCH	04/18/2013	0	9
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
2320/325	CIRCLE H RANCH	04/18/2013	0	9																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2014	Land Value	17,317	15,976	11%	1,757	Assessed	4,198	412.75
Year Frozen	0	Improvements	53,660	22,188		2,441	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	70,977	38,164		4,198	Total Taxable	3,198	324.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660012774	KUHLENSCHMIDT, ROY F &	94	52,455	1000	3,076	313.00	
2024	2024-660012774	KUHLENSCHMIDT, ROY F &	94	76,386	1000	2,957	325.00	
2023	2023-660012774	KUHLENSCHMIDT, ROY F &	94	45,139	1000	2,842	319.00	
2022	2022-660012774	KUHLENSCHMIDT, ROY F &	94	33,910	1000	2,730	311.00	
2021	2021-660012774	KUHLENSCHMIDT, ROY F &	94	40,100	1000	3,411	372.00	
2020	2020-660012774	KUHLENSCHMIDT, ROY F &	94	39,620	1000	3,329	359.00	
2019	2019-660012774	KUHLENSCHMIDT, ROY F &	94	38,206	1000	3,203	342.00	
2018	2018-660012774	KUHLENSCHMIDT, ROY F &	94	38,543	1000	3,240	349.00	
2017	2017-660012774	KUHLENSCHMIDT, ROY F &	94	38,556	1000	3,238	344.00	
2016	2016-660012774	KUHLENSCHMIDT, ROY F &	94	37,403	1000	3,114	330.00	
2015	2015-660012774	KUHLENSCHMIDT, ROY F &	94	37,540	1000	3,129	339.00	
2014	2014-660012774	KUHLENSCHMIDT, ROY F &	94	37,779	1000	3,156	333.00	
2013	2013-660012774	KUHLENSCHMIDT, ROY F &	94	36,375	0	2,583	260.00	




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Lot Data	Square-Foot - NBHD 1215 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3963 Topography Street Access Utilities Amenities HYW FRONTAGE 0 0 Method Square-Foot Base Lot Value 104,382.00 x .17 = 17,317 Factor Value Adjustments 1.0000 Lot Value 17,317		 <p>660012774 12/17/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,580 / 1,580
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,529	78.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	23,030		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.45	Total Misc Impr	+	9,358			
Roofing Adj	+ 4.82	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	181,720			
Heat/Cool Adj	+ 0.93	Depreciation (74%)	-	134,473			
Plumbing Adj	+ 3.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	47,247			
Adj Base Cost	= 109.09	Lot Value	+	17,317			
Total Area	x 1,580	Indicated Value	=	64,564			
Adjusted Cost	= 172,362	Value Per SqFt		40.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,247		
Lot Value	17,317		
Indicated Value	64,564	40.86	Per SqFt
Agland Value			
Site Improvements	6,413		
Total Value	70,977	44.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2021	1	0.00		
EPSW	Enclosed Porch - Solid Wall	30918	16x8		128	69.75		8,928
PRCH	Porch	193086	4x4		16	26.88		430



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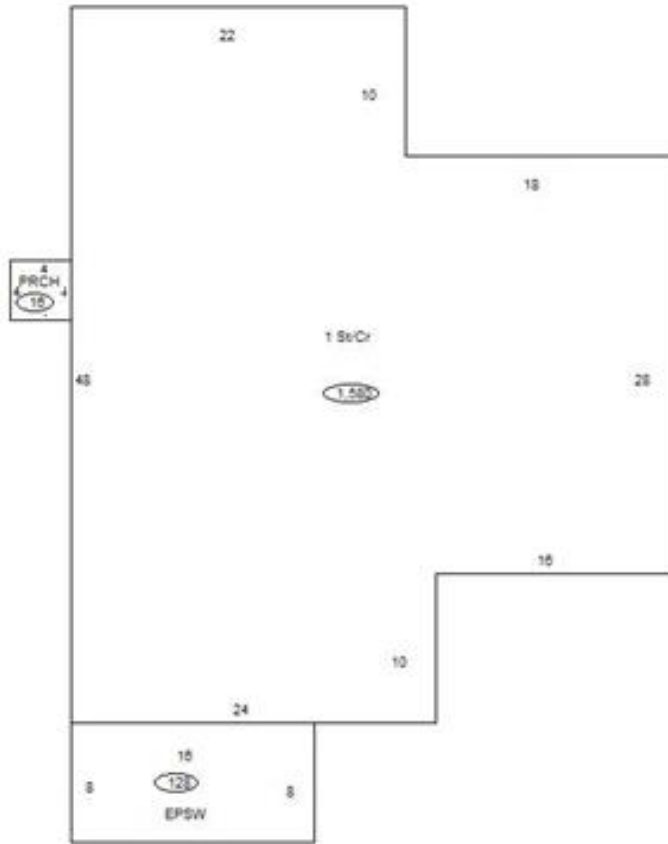
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPSW		10	EPSW	128	1.000	128
2	R	1	Crawl	10	1 St/Cr	1,580	1.000	1,580
3	M	PRCH		10	PRCH	16	1.000	16
Total Building Area						1,580		1,580



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	18x30x10	Concrete	Formed Metal	540
	Qual 3	Cond 3	Year 1990	Eff Age 27		
		Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (26.39 x 540)	14,251	14,251	7,838	6,413