



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:11:12
Page 1

Assessment Data					Primary Image																																																	
Account 660012784 Parcel ID 000000-00-0-00159-001-0037 Cadastral ID 12-21-17-02250 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 300778 COOPER, SCOTT HAMPTON & TERRY KAY 21465 E DIANA CIR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 21465 E DIANA CIR Subdivision CIRCLE H RANCH Lot/Block 0037 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 17 / 5 Neighborhood 1215 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																						
Legal Description Lot/Long: 36.31322291 -95.44499704					Building Permits																																																	
LOT 37 BLOCK 1 CIRCLE H RANCH					<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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2041/138	COOPER, SCOTT HAMPTON &	03/23/2009	29,000	4																																													
					925/614	PALMER, LANCE R &	08/18/1993	23,000	Yes																																													
					868/409	ASBILL, MELVIN	12/02/1991	17,500	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>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 17,975</td> <td>15,970</td> <td>11%</td> <td>1,757</td> <td>Assessed</td> <td>2,895</td> <td>284.64</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 40,131</td> <td>10,346</td> <td></td> <td>1,138</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>1,000</td> <td>-89.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 58,106</td> <td>26,316</td> <td></td> <td>2,895</td> <td>Total Taxable</td> <td>1,895</td> <td>196.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 17,975	15,970	11%	1,757	Assessed	2,895	284.64	Year Frozen	0	Improvements 40,131	10,346		1,138	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	TIF Project ID	0	Total Value 58,106	26,316		2,895	Total Taxable	1,895	196.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012784	COOPER, SCOTT HAMPTON &	94	52,305	1000	1,811	188.00																																															
2024	2024-660012784	COOPER, SCOTT HAMPTON &	94	64,399	1000	1,729	197.00																																															
2023	2023-660012784	COOPER, SCOTT HAMPTON &	94	31,766	1000	1,649	192.00																																															
2022	2022-660012784	COOPER, SCOTT HAMPTON &	94	23,383	1000	1,572	185.00																																															
2021	2021-660012784	COOPER, SCOTT HAMPTON &	94	28,740	1000	2,161	242.00																																															
2020	2020-660012784	COOPER, SCOTT HAMPTON &	94	28,480	1000	2,133	235.00																																															
2019	2019-660012784	COOPER, SCOTT HAMPTON &	94	27,698	1000	2,047	223.00																																															
2018	2018-660012784	COOPER, SCOTT HAMPTON &	94	28,332	1000	2,117	233.00																																															
2017	2017-660012784	COOPER, SCOTT HAMPTON &	94	28,206	1000	2,103	228.00																																															
2016	2016-660012784	COOPER, SCOTT HAMPTON &	94	27,828	1000	2,061	223.00																																															
2015	2015-660012784	COOPER, SCOTT HAMPTON &	94	27,472	1000	2,022	223.00																																															
2014	2014-660012784	COOPER, SCOTT HAMPTON &	94	27,258	1000	1,998	214.00																																															
2013	2013-660012784	COOPER, SCOTT HAMPTON &	94	27,818	1000	2,060	218.00																																															



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Date 04/16/2026
 Time 23:11:12
 Page 2

Lot Data		Square-Foot - NBHD 1215 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.5221		
Topography			
Street Access			
Utilities			
Amenities	HYW FRONTAGE	0	
		0	
Method	Square-Foot		
Base Lot Value	109,862.00 x .16 = 17,975		
Factor Value			
Adjustments	1.0000		
Lot Value	17,975		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,000 / 1,000
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	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 62

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	55,173 55.17 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	15,850 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	39,595
Lot Value	17,975
Indicated Value	57,570 57.57 Per SqFt
Agland Value	
Site Improvements	536
Total Value	58,106 58.11 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.88	Total Misc Impr	+	0
Roofing Adj	+ 4.22	Garage Cost	+	
Subfloor Adj	+ 2.43	Total RCN	=	123,840
Heat/Cool Adj	+ 10.30	Depreciation (69%)	-	85,450
Plumbing Adj	+ 5.01	Lump Sums	+	1,205
Basement Adj	+ 0.00	RCNLD	=	39,595
Adj Base Cost	= 123.84	Lot Value	+	17,975
Total Area	x 1,000	Indicated Value	=	57,570
Adjusted Cost	= 123,840	Value Per SqFt		57.57

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	194310	5x5		25	48.18		1,205



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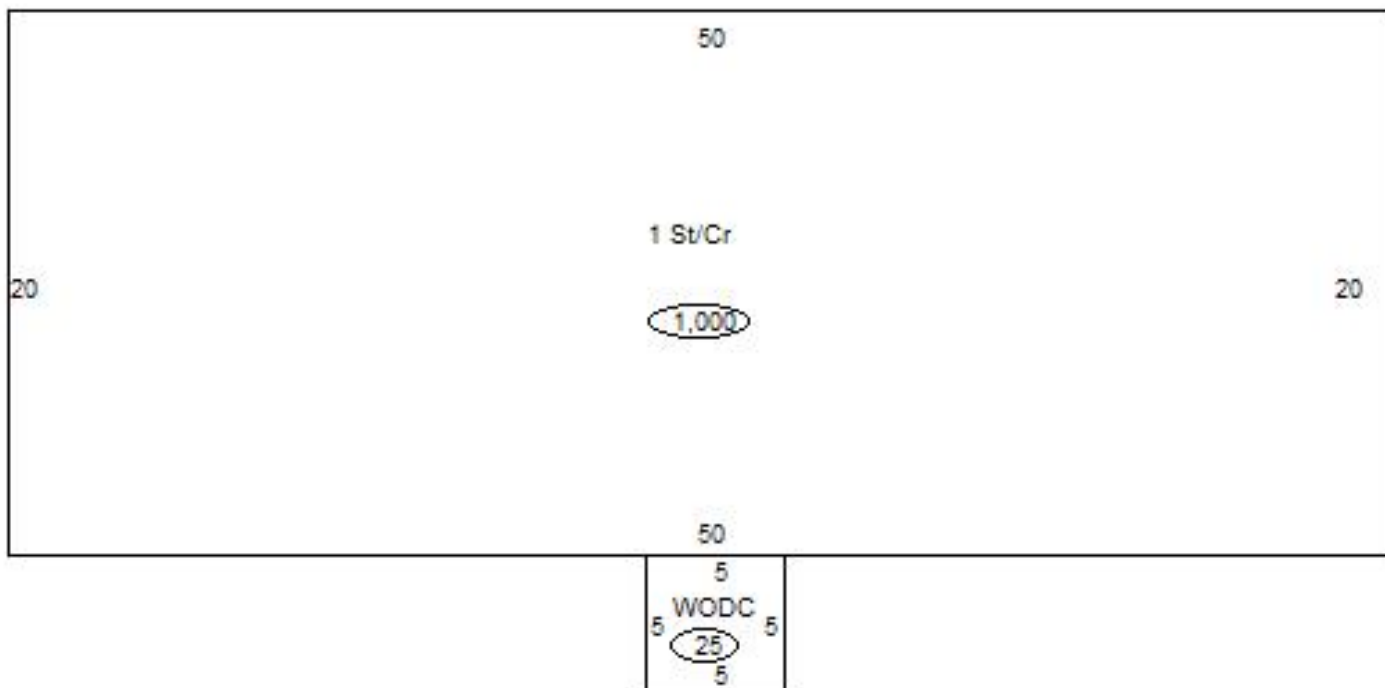
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Time 23:11:12
Page 3

Sketch Image

660012784



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,000	1.000	1,000
2	M	WODC		10	WODC	25	1.000	25
Total Building Area						1,000		1,000



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Time 23:11:12
Page 4

660012784

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Plank	Formed Metal	64
	Qual	2	Cond	2	Year	2000
				Eff Age	26	

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (27.90 x 64)	1,786		1,786	1,250
				536