



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:22:17
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Assessment Data					Primary Image									
Account	660012806				<p>660012806_003.JPG 12/18/2025</p>									
Parcel ID	000000-00-0-00159-001-0057													
Cadastral ID	12-21-17-02470													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	48824													
CASTO, BEATRICE M & TAMMY HARRIS														
20033 S KARLA ST CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20033 KARLA ST													
Subdivision	CIRCLE H RANCH													
Lot/Block	0057 / 0001	Parcel Size .5 - Lots												
Sec/Twn/Rng	12 / 21 / 17 / 5													
Neighborhood	1215 - R-V03-SE SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.32138509 -95.44164055														
W 299.29' OF LOT 57 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>R7</td> <td>R7-2ND MHLL TO TAMMY CASTO-OTC</td> <td>09/2006</td> <td>12/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7-2ND MHLL TO TAMMY CASTO-OTC	09/2006	12/2006	
Number	Description	Opened	Closed	Amount										
R7	R7-2ND MHLL TO TAMMY CASTO-OTC	09/2006	12/2006											
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	759/687			10,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	14,288	14,288	11%	1,572	Assessed	2,393	235.28					
Year Frozen	0	Improvements	1,470	1,470		162	Penalty	0						
Uncapped Value	0	Mobile Home	5,992	5,992		659	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	21,750	21,750		2,393	Total Taxable	1,393	147.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012806	CASTO, BEATRICE M &	94	35,588	1000	1,406	148.00							
2024	2024-660012806	CASTO, BEATRICE M &	94	36,219	1000	1,337	156.00							
2023	2023-660012806	CASTO, BEATRICE M &	94	29,705	1000	1,269	151.00							
2022	2022-660012806	CASTO, BEATRICE M &	94	28,159	1000	1,204	146.00							
2021	2021-660012806	CASTO, BEATRICE M &	94	20,873	1000	1,139	134.00							
2020	2020-660012806	CASTO, BEATRICE M &	94	20,691	1000	1,076	125.00							
2019	2019-660012806	CASTO, BEATRICE M &	94	20,147	1000	1,016	117.00							
2018	2018-660012806	CASTO, BEATRICE M &	94	20,944	1000	958	112.00							
2017	2017-660012806	CASTO, BEATRICE M &	94	19,840	1000	901	105.00							
2016	2016-660012806	CASTO, BEATRICE M &	94	18,982	1000	845	99.00							
2015	2015-660012806	CASTO, BEATRICE M &	94	20,106	1000	791	95.00							
2014	2014-660012806	CASTO, BEATRICE M &	94	15,809	1000	739	85.00							
2013	2013-660012806	CASTO, BEATRICE M	94	16,364	1000	801	91.00							



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Lot Data		Square-Foot - NBHD 1215 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.75							
Non-Ag Acres	1.8533							
Topography								
Street Access								
Utilities								
Amenities	HYW FRONTAGE	0						
		0						
Method	Square-Foot							
Base Lot Value	80,730.00 x .18 = 14,288			660012806_003.JPG 12/18/2025				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	14,288			Gross Rent 0.00				
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model A Adam Test				
Base/Total Area /				Adjustment Model 1 2022 Residential				
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value 14,288				
Basement Area				Indicated Value 14,288 0.00 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value 14,288 0.00 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 14,288					
Total Area	x	Indicated Value	= 14,288					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					
	BNV	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					
	BNV	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					
	BNV	BARN	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	HYW FRONTAGE
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-5-21\IMG 5/21/2021

Residential Data	
Type	6 Mobile Home 76 x 14
Condition	1.7 - Low
Quality	1.8 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,064 / 1,064
Style	100% Single Wide
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	31.15	Total Misc Impr	+	3,244	
Roofing Adj	+ 2.50	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	46,091	
Heat/Cool Adj	+ 0.00	Depreciation (87%)	-	40,099	
Plumbing Adj	+ 6.62	Lump Sums	+	1,470	
Basement Adj	+ 0.00	RCNLD	=	7,462	
Adj Base Cost	= 40.27	Lot Value	+		
Total Area	x 1,064	Indicated Value	=	7,462	
Adjusted Cost	= 42,847	Value Per SqFt		7.01	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	7,462		
Lot Value			
Indicated Value	7,462	7.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	7,462	7.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	136190	16x10		160	36.74	75%	1,470
PATO	Slab Porch - Open	150086	36x12		432	7.51		3,244



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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	13		13	Singlewide	1,064	1.000	1,064
2	M	WODC		13	WODC	160	1.000	160
3	M	PATO		13	Open Slab	432	1.000	432
Total Building Area						1,064		1,064