



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	660014500				<p>\\tsclient\C\Users\rln\Pictures\2018-08-28\IMG_0031.JPG 8/29/2018</p>				
Parcel ID	21N15E-15-1-00000-000-0000								
Cadastral ID	15-21-15-00500								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	342052								
LITTLE, TIFFANY G									
1220 W 109TH PL S									
JENKS OK 74037-2620									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	17.79 - Acres						
Sec/Twn/Rng	15 / 21 / 15 / 1								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.30547632 -95.68777605									
E2 NE NE LESS TR FOR ODOT DESC 2018-018089 AS BEG NE/C E2 NE NE; S88.5227W 659.22'; S01.2427E 101.99'; N89.3601E 597.91'; S00 4544E 296.83'; S15.4955E 192.24'; S86.2153E 16.56'; N01.2224W 593 71' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	FRANKLIN, JOHNNIE H	07/11/2023	0	WB					
1274/92	FRANKLIN, MARTHA B TRUSTEE	02/27/2001	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	2,029	2,029	11%	223	Assessed	223 20.61	
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	2,029	2,029	223	Total Taxable	223	21.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660014500	LITTLE, TIFFANY G	18	3,072	0	338	31.00		
2024	2024-660014500	LITTLE, TIFFANY G	18	3,072	0	338	31.00		
2023	2023-660014500	LITTLE, TIFFANY G	18	3,072	0	338	31.00		
2022	2022-660014500	FRANKLIN, JOHNNIE H	18	3,072	0	338	31.00		
2021	2021-660014500	FRANKLIN, JOHNNIE H	18	3,072	0	338	30.00		
2020	2020-660014500	FRANKLIN, JOHNNIE H	18	3,072	0	338	31.00		
2019	2019-660014500	FRANKLIN, JOHNNIE H	18	3,462	0	381	35.00		
2018	2018-660014500	FRANKLIN, JOHNNIE H	18	23,788	0	2,617	242.00		
2017	2017-660014500	FRANKLIN, JOHNNIE H	18	23,515	0	2,587	237.00		
2016	2016-660014500	FRANKLIN, JOHNNIE H	18	22,982	0	2,528	237.00		
2015	2015-660014500	FRANKLIN, JOHNNIE H	18	22,564	0	2,482	223.00		
2014	2014-660014500	FRANKLIN, JOHNNIE H	18	22,772	0	2,495	231.00		
2013	2013-660014500	FRANKLIN, JOHNNIE H	18	23,070	0	2,422	222.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	776 / 1,392
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 103



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	2,029		
Site Improvements			
Total Value	2,029	1.46	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	80.14	Total Misc Impr	+	1,517			
Roofing Adj	+ 2.66	Garage Cost	+				
Subfloor Adj	+ 1.52	Total RCN	=	138,225			
Heat/Cool Adj	+ 10.30	Depreciation (100%)	-	138,225			
Plumbing Adj	+ 3.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 98.21	Lot Value	+				
Total Area	x 1,392	Indicated Value	=				
Adjusted Cost	= 136,708	Value Per SqFt		0.00			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35025	12x6		72	21.07		1,517



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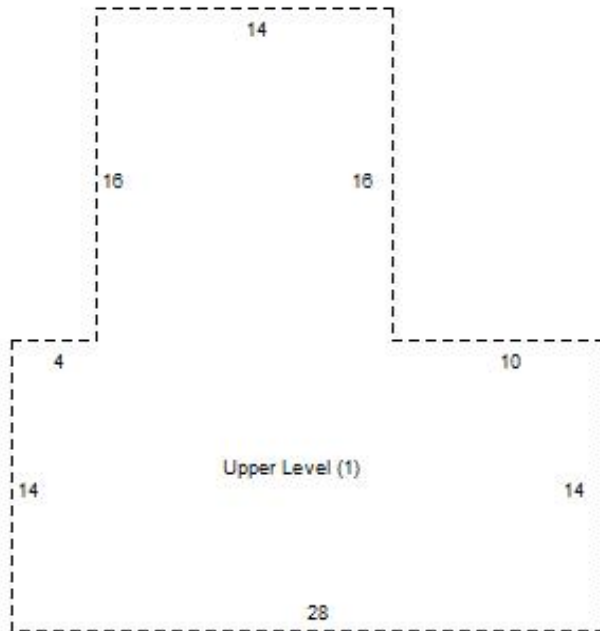
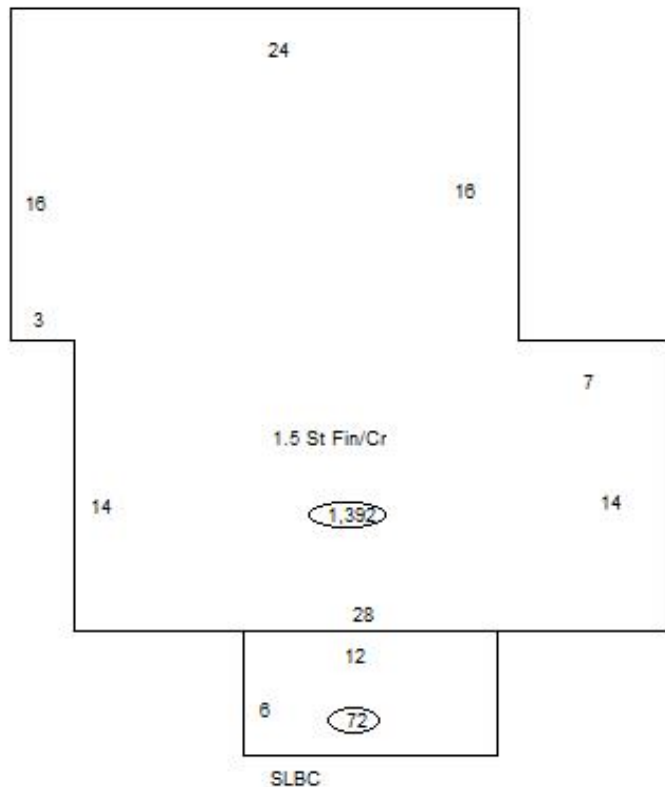
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	776	1.794	1,392
2	M	PRCH		10	SLBC	72	1.000	72
3	U	^UL		10	Upper Level (1)	616	1.000	616
Total Building Area						776		1,392



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RMB	RIVERTON LOAM 1-3% SLOPES	TMBR	75			4.885	135	135	659	659
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			6.858	110	110	753	753
SO	SOGN SOILS	NTV PST	15			1.336	36	36	48	48
VE	VERDIGRIS CLAY LOAM	TMBR	90			2.203	162	162	357	357
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.508	85	85	212	212
TMBR Totals						17.790			2,029	2,029
Total Agland						17.790			2,029	2,029