



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 660015013 Parcel ID 000000-00-0-10280-001-0002 Cadastral ID 16-21-16-00520 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 295863 OBER, JOHN D & MARCELIN R-TRUST PO BOX 261 CLAREMORE OK 74018-0261 Parcel Location Situs 00806 S CHOCTAW AVE Subdivision NORFLEET Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.30052628 -95.61005208																																																						
Building Permits					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-1\IMG_0002. 8/1/2023																																																	
LOT 2 BLOCK 1 NORFLEET					<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	No	1,000		/	OBER, MARCELIN R & ABSHER, KARLA J	08/09/2018 06/14/2018	0 89,500	4 YES																																													
					2718/373	SPUNAUGLE, LISA A &	02/12/2003	68,000	YES																																													
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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 47,856</td> <td>33,832</td> <td>11%</td> <td>3,722</td> <td>Assessed</td> <td>11,795</td> <td>1,090.21</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 73,765</td> <td>73,388</td> <td></td> <td>8,073</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 121,621</td> <td>107,220</td> <td></td> <td>11,795</td> <td>Total Taxable</td> <td>11,795</td> <td>1,090.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2019	Land Value 47,856	33,832	11%	3,722	Assessed	11,795	1,090.21	Year Frozen	0	Improvements 73,765	73,388		8,073	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 121,621	107,220		11,795	Total Taxable	11,795	1,090.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015013	OBER, JOHN D &	17	117,750	0	11,232	1,038.00																																															
2024	2024-660015013	OBER, JOHN D &	17	118,558	0	10,698	989.00																																															
2023	2023-660015013	OBER, JOHN D &	17	104,573	0	10,189	933.00																																															
2022	2022-660015013	OBER, JOHN D &	17	88,212	0	9,703	898.00																																															
2021	2021-660015013	OBER, JOHN D &	17	87,787	0	9,657	853.00																																															
2020	2020-660015013	OBER, JOHN D &	17	88,541	0	9,740	892.00																																															
2019	2019-660015013	OBER, JOHN D &	17	93,172	0	10,249	949.00																																															
2018	2018-660015013	OBER, JOHN D &	17	82,061	1000	8,027	742.00																																															
2017	2017-660015013	ABSHER, KARLA J	17	81,416	1000	7,956	731.00																																															
2016	2016-660015013	ABSHER, KARLA J	17	79,411	1000	7,735	726.00																																															
2015	2015-660015013	ABSHER, KARLA J	17	77,796	1000	7,557	682.00																																															
2014	2014-660015013	ABSHER, KARLA J	17	79,205	1000	7,308	678.00																																															
2013	2013-660015013	ABSHER, KARLA J	17	75,996	1000	7,066	647.00																																															



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1997		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,701.00 x 5.50 = 47,856		
Factor Value			
Adjustments	1.0000		
Lot Value	47,856		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,082 / 1,082
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	3 / 1.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	122,521	113.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	151,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.65	Total Misc Impr	+	2,805			
Roofing Adj	+ 4.82	Garage Cost	+	13,048			
Subfloor Adj	+ 1.28	Total RCN	=	153,678			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	79,913			
Plumbing Adj	+ 5.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	73,765			
Adj Base Cost	= 127.38	Lot Value	+	47,856			
Total Area	x 1,082	Indicated Value	=	121,621			
Adjusted Cost	= 137,825	Value Per SqFt		112.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,765		
Lot Value	47,856		
Indicated Value	121,621	112.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	121,621	112.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36001	22x5		110	23.92		2,631
PATO	SLAB PORCH - OPEN	142523	4x4		16	10.86		174



Rogers

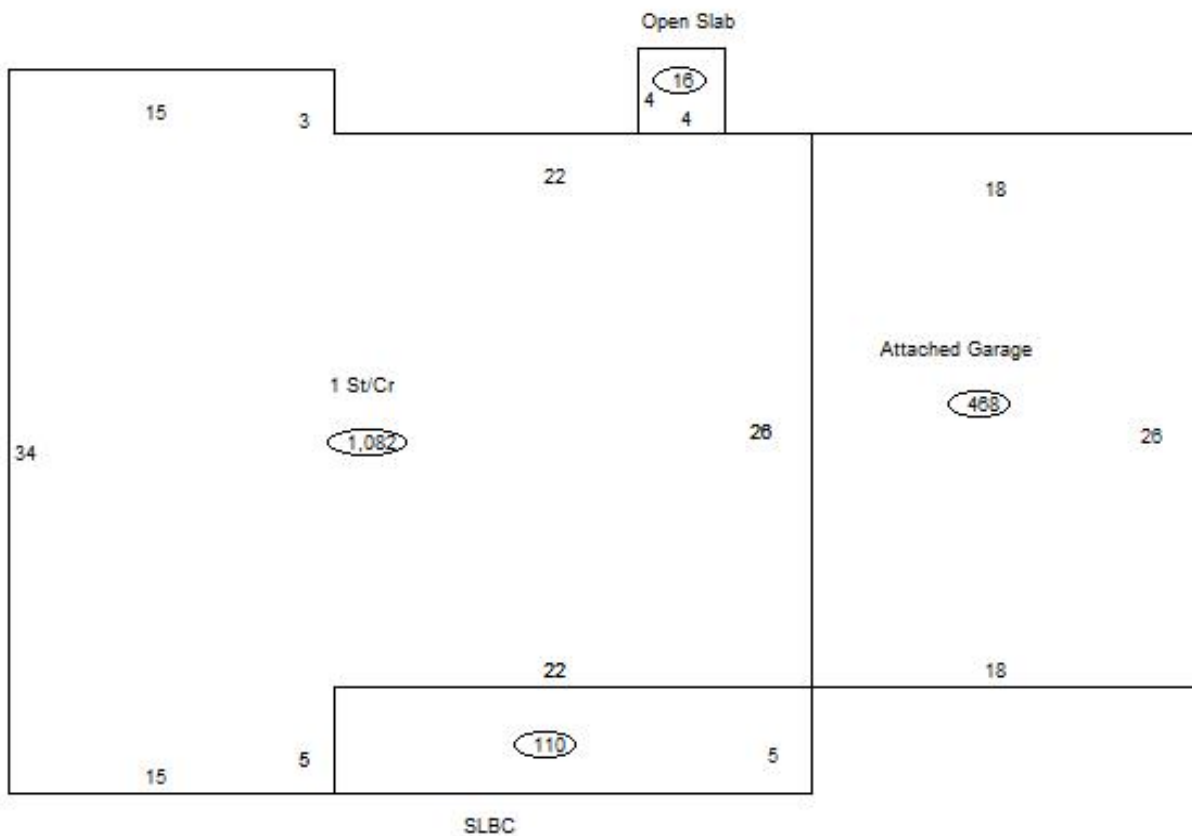
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Sketch Image

660015013



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,082	1.000	1,082
2	G	1		10	Attached Garage	468	1.000	468
3	M	PRCH		10	SLBC	110	1.000	110
4	M	PATO		10	Open Slab	16	1.000	16
Total Building Area						1,082		1,082