



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:08
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Assessment Data				Primary Image															
Account	660015080			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-11\IMG_003i 8/11/2023</p>															
Parcel ID	000000-00-0-10010-143-0004																		
Cadastral ID	16-21-16-01290																		
Property Type	REAL - Real Property																		
Property Class	URP	VI Area	1																
Tax Area	17 - CLAREMORE OT																		
Name ID	340172																		
ASLAN, UMIT & DAVID CASTANEDA & ANA M NICHOLS 25702 N 4178 RD CLAREMORE	OK 74019-0000																		
Parcel Location																			
Situs	00319 E 1ST ST S																		
Subdivision	CLAREMORE O T																		
Lot/Block	0004 / 0143	Parcel Size	1.25 - Lots																
Sec/Twn/Rng	16 / 21 / 16 / 5																		
Neighborhood	1177 - R-V01-SW CLAREMORE																		
School District	S001 - CLAREMORE SCHOOLS																		
Legal Description				Building Permits															
E 82' W 92' LOT 4 BLOCK 143 CLAREMORE O T				<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					
Number	Description	Opened	Closed	Amount															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	OK WITL HOLDINGS LLC	11/14/2022	0	4										
					/	MURRAY PROPERTIES LLC	12/16/2021	60,000	YES										
					2720/576	BD HOMES LLC	06/26/2018	45,500	YES										
					2485/713	PEST OFF EXTERMINATORS LLC	07/02/2015	22,000	15										
					2406/580	NIPPER, LILLIE EST	06/09/2014	0	1										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022	Land Value	27,436	27,436	11%	3,018	Assessed	7,276	672.52										
Year Frozen	0	Improvements	38,706	38,706		4,258	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	66,142	66,142		7,276	Total Taxable	7,276	673.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660015080	ASLAN, UMIT &	17	65,187	0	7,171	663.00												
2024	2024-660015080	ASLAN, UMIT &	17	68,204	0	6,930	640.00												
2023	2023-660015080	ASLAN, UMIT &	17	60,000	0	6,600	605.00												
2022	2022-660015080	OK WITL HOLDINGS LLC	17	60,000	0	6,600	611.00												
2021	2021-660015080	MURRAY PROPERTIES LLC	17	55,797	0	5,857	517.00												
2020	2020-660015080	MURRAY PROPERTIES LLC	17	52,329	0	5,578	511.00												
2019	2019-660015080	MURRAY PROPERTIES LLC	17	48,291	0	5,312	492.00												
2018	2018-660015080	MURRAY PROPERTIES LLC	17	39,907	0	4,390	406.00												
2017	2017-660015080	BD HOMES LLC	17	39,724	0	4,370	401.00												
2016	2016-660015080	BD HOMES LLC	17	38,974	0	4,287	402.00												
2015	2015-660015080	BD HOMES LLC	17	31,964	0	3,516	317.00												
2014	2014-660015080	PEST OFF EXTERMINATORS LLC	17	38,443	0	3,825	355.00												
2013	2013-660015080	NIPPER, LILLIE EST	17	38,184	0	3,643	333.00												



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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 13500 Non-Ag Acres 0.1737 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 7,564.00 x 3.63 = 27,436 Factor Value Adjustments Lot Value 27,436		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,068 / 1,068
Style	100% One Story
HVAC	100% Floor Furnace
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	1950 / 57

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	28,011	26.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	84,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.91	Total Misc Impr	+	8,670			
Roofing Adj	+ 4.00	Garage Cost	+				
Subfloor Adj	+ 2.55	Total RCN	=	111,518			
Heat/Cool Adj	+ 1.52	Depreciation (69%)	-	76,947			
Plumbing Adj	+ 4.32	Lump Sums	+	4,135			
Basement Adj	+ 0.00	RCNLD	=	38,706			
Adj Base Cost	= 96.30	Lot Value	+	27,436			
Total Area	x 1,068	Indicated Value	=	66,142			
Adjusted Cost	= 102,848	Value Per SqFt		61.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,706		
Lot Value	27,436		
Indicated Value	66,142	61.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	66,142	61.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	36225	16x7		112	36.92		4,135
EPSW	ENCLOSED PORCH - SOLID WALL	36226	23x8		184	47.12		8,670



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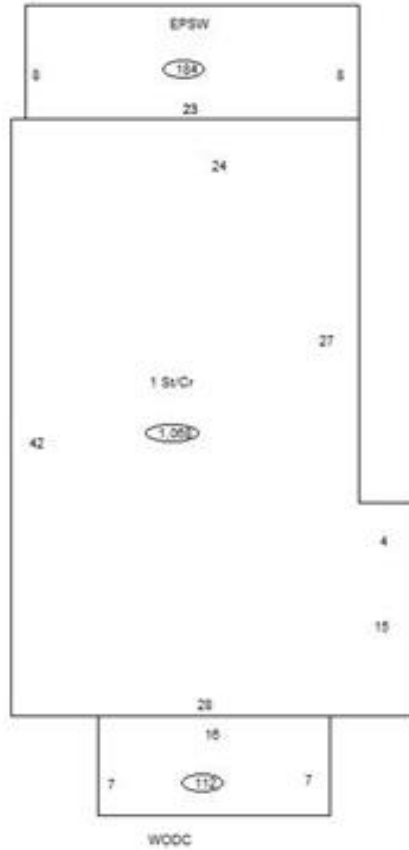
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Sketch Image

660015080



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,068	1.000	1,068
2	M	WDC		10	WDC	112	1.000	112
3	M	EPSW		10	EPSW	184	1.000	184
Total Building Area						1,068		1,068